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**VILLAGE OF SUGAR GROVE  
BOARD REPORT**

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**TO:** VILLAGE PRESIDENT & BOARD OF TRUSTEES  
**FROM:** DANIELLE MARION, COMMUNITY DEVELOPMENT DIRECTOR  
**SUBJECT:** DISCUSSION: SPECIAL USE PRELIMINARY PUD, FINAL PUD PHASE 1, PRELIMINARY PLAT OF SUBDIVISION, FINAL PLAT OF SUBDIVISION, ZONING DEVIATIONS, AND DEVELOPMENT AGREEMENT – SUGAR GROVE FIRE PROTECTION DISTRICT (DENNY ROAD)  
**AGENDA:** MARCH 18, 2025 VILLAGE BOARD MEETING  
**DATE:** MARCH 10, 2025

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**ISSUE**

Shall the Village Board discuss a special use for a Preliminary Planned Unit Development, Final Planned Unit Development Phase 1, Preliminary Plat of Subdivision, Final Plat of Subdivision, zoning deviations and Development Agreement for the Fire Protection District property located on Denny Road.

**DISCUSSION**

The Fire Protection District has owned property on Denny Road for several years with the intention of developing the site for a new location for them. The Village has received an application from the Fire Protection District to develop this site for a training facility. The applicants are proposing development of the property in four phases. In order for them to develop this site they are requesting approval of a special use for a Preliminary Planned Unit Development, Final Planned Unit Development Phase 1, Preliminary Plat of Subdivision, Final Plat of Subdivision, zoning deviations and Development Agreement. The Fire Department is planning to partner with Waubensee Community College and will provide space and training facilities for the college use for their fire program.

The Phases are proposed as follows:

Phase 1: Projected to begin sometime in 2025, this phase will include getting the two existing lots annexed within the Village and divided into four (4) new lots to align with the four phases of site development. During this phase, there will be earth work to regrade both existing lots with a new detention pond, an internal access road to the new burn tower will be constructed, and a new waterline for the wet hydrant near the burn tower will also be put in place. The proposed burn tower will be a pre-manufactured structure constructed out of metal containers. The size of the burn tower will be approximately 48' by 24' and about 30' in height. The exterior finish material of the burn tower will be painted corrugated metal panels. The burn tower will be surrounded by the 10' wide asphalt and a 20' wide concrete walk along the entire perimeter. No new site lighting or landscaping is proposed.

Phase 2: This phase is projected to commence in 2027 and is projected to be completed in 2032. This phase will include the construction of a 4,500 square foot training facility toward the south side of the

property close to Denny Road. A parking lot with approximately 30 parking spaces and a driveway connecting the new development with the burn tower will also be constructed.

Phase 3: This phase is projected to commence in 2033 and is projected to be completed in 2035. This phase will include the addition of a heavy-duty asphalt pad for apparatus driver training with aircraft rescue and firefighting (AARF) and extrication pads. These pads will be located north of the Nicor gas easement, passing east-west through the site.

Phase 4: This phase is projected to commence in 2036 and is projected to be completed in 2043. This phase will include adding a new building for the fire station, approximately 10,000 square feet in size. The design of the new building will be developed later to comply with the Village Code.

There are no specific timing on the phases, the times outlined are the Fire Departments best guess. They do anticipate that most likely the phases will develop sooner than what they have outlined.

The applicants are requesting the following deviations:

1. The petitioner is requesting a deviation to submit site data with future phases.
2. The petitioner is requesting a deviation to allow the watermain to be looped back to Denny Road during future phases once the existing connection on Denny Road is extended to a live looped system.
3. The petitioner is requesting a deviation to allow for the burn tower to be prefinished with painted corrugated metal.
4. The petitioner is requesting a deviation to provide required landscape plans and install required landscaping with future phases.
5. The petitioner is requesting a deviation to replace required trees with future phases.
6. The petitioner is requesting a deviation to submit the following required documents during future phases: Landscape Plan/Tree Preservation Plan, Photometric Plan, Development Schedule, Architectural Drawings, Written Statement.
7. The petitioner is requesting a deviation to remove the requirement of a traffic impact study for phase 1, and to reevaluate the need for one for phases 2, 3, and 4.
8. The petitioner is requesting a deviation to yard and setback regulations, to be reviewed and approved as part of the Final PUDs for phases 2, 3, and 4.
9. The petitioner is requesting a deviation to provide screening only where determined necessary, and for existing landscaping to count toward screening requirements.
10. The petitioner is requesting a deviation on maximum permitted lot coverage, to be reviewed as part of the Final PUDs for phases 2, 3, and 4.

The Plan Commission held the required public hearing on March 5, 2025. No objectors were present. The Commission discussed the proposal. Their discussion included the different types of training that would be happening on the property, the frequency of burns taking place in the burn tower, the appearance of the future buildings, the proximity of the site to the residential area, possible distraction of drivers on 88, the color of the burn tower, chemicals that may be used, fencing of the property, rental of the facility to other fire districts, differences between this site and the site on Municipal Drive, and

signage. The Fire Chief stated that most of the burns will not be with real smoke, they mostly use smoke machines, and when they do actual burns it is contained inside the burn tower and is a very small fire to create the smoke. He stated that they will not be renting the space to other fire districts to use, they will invite other fire districts to participate with them in their training. He also stated that they have no plans to fence the property or see a need to do so and they will not be using any chemicals. Overall the Plan Commission was satisfied with the proposal and recommended that the Village Board approve the special use for a Preliminary Planned Unit Development, Final Planned Unit Development Phase 1, Preliminary Plat of Subdivision, Final Plat of Subdivision, and zoning deviations with the following conditions:

1. A Tree Preservation Plan must be submitted and approved by Staff prior to any work beginning on the property.
2. A Landscape Plan for Phase 1 must be submitted and approved by Staff prior to any work beginning for Phase 2.
3. A traffic study will be submitted to be reviewed and approved as part of phases 2, 3, and 4, with the language in the 7<sup>th</sup> requested deviation to read as follows: The petitioner is requesting a deviation for the submittal of a traffic impact study, to be submitted, reviewed, and approved as part of the Final PUDs for phases 2, 3, and 4
4. Subject to Village Engineer approval.

In addition to the requests that the Plan Commission heard, the Fire Protection District is also requesting a development agreement. This agreement outlines the specific phases and what is to be constructed during each phase and the timing of each. It also includes the deviations they are requesting at this time.

#### **ATTACHMENTS**

- Plan Commission Recommendation PC25-07
- Preliminary Plat of Subdivision
- Final Plat of Subdivision
- Preliminary PUD Plan
- Final PUD Phase 1
- Schematic Sketches of Phases
- Burn Tower Drawings
- Development Agreement

#### **COSTS**

All costs associated with the petition are borne by the applicant.

#### **RECOMMENDATION**

The Village Board discuss the discuss a special use for a Preliminary Planned Unit Development, Final Planned Unit Development Phase 1, Preliminary Plat of Subdivision, Final Plat of Subdivision, zoning deviations and Development Agreement for the Fire Protection District property located on Denny Road

and provide Village staff with direction on preparing the Ordinance for approval. Staff recommends approval of the petition with the following conditions:

1. A Tree Preservation Plan must be submitted and approved by Staff prior to any work beginning on the property.
2. A Landscape Plan for Phase 1 must be submitted and approved by Staff prior to any work beginning for Phase 2.
3. A traffic study will be submitted to be reviewed and approved as part of phases 2, 3, and 4, with the language in the 7<sup>th</sup> requested deviation to read as follows: The petitioner is requesting a deviation for the submittal of a traffic impact study, to be submitted, reviewed, and approved as part of the Final PUDs for phases 2, 3, and 4
4. Subject to Village Engineer approval.
5. Development Agreement subject to Village Attorney Review.



**VILLAGE PRESIDENT**

Jennifer Konen

**VILLAGE ADMINISTRATOR**

Scott Koeppel

**VILLAGE CLERK**

Tracey Conti



**COMMUNITY DEVELOPMENT**

**VILLAGE TRUSTEES**

Matthew Bonnie

Sean Herron

Heidi Lendi

Sean Michels

Michael Schomas

James F. White

# **R E C O M M E N D A T I O N**

## **PC25-07**

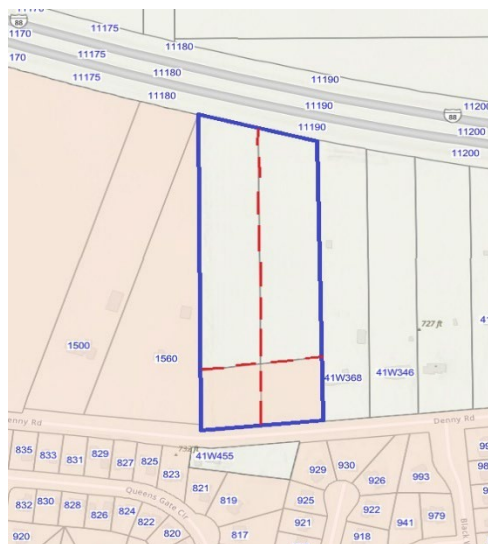
TO: Village President and Board of Trustees  
FROM: Planning Commission  
DATE: Meeting of March 18, 2025  
PETITION: 25-005 Fire Protection District: Special Use: Preliminary & Final PUD,  
& Preliminary & Final Plat of Subdivision

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**PROPOSAL**

The applicant is requesting a Special Use Permit for a Preliminary Planned Unit Development (PUD) for the approximately 10.5-acre subject property shown below, consisting of 4 vacant parcels, and a Special Use Permit for a Final PUD for Lot 1, which corresponds to Phase 1. The applicant is also requesting a Preliminary and Final Plat of Subdivision, and numerous deviations, all subject to the Annexation of the two unincorporated parcels.

**LOCATION MAP**



## **BACKGROUND & HISTORY**

The phased development of the subject property is outlined below:

Phase 1: Projected to begin sometime in 2025, this phase will include getting the two existing lots annexed within the Village and divided into four (4) new lots to align with the four phases of site development. During this phase, there will be earth work to regrade both existing lots with a new detention pond, an internal access road to the new burn tower will be constructed, and a new waterline for the wet hydrant near the burn tower will also be put in place. The proposed burn tower will be a pre-manufactured structure constructed out of metal containers. The size of the burn tower will be approximately 48' by 24' and about 30' in height. The exterior finish material of the burn tower will be painted corrugated metal panels. The burn tower will be surrounded by the 10' wide asphalt and a 20' wide concrete walk along the entire perimeter. No new site lighting or landscaping is proposed.

Phase 2: This phase is projected to commence in 2027 and is projected to be completed in 2032. This phase will include the construction of a 4,500 square foot training facility toward the south side of the property close to Denny Road. A parking lot with approximately 30 parking spaces and a driveway connecting the new development with the burn tower will also be constructed.

Phase 3: This phase is projected to commence in 2033 and is projected to be completed in 2035. This phase will include the addition of a heavy-duty asphalt pad for apparatus driver training with aircraft rescue and firefighting (AARF) and extrication pads. These pads will be located north of the Nicor gas easement, passing east-west through the site.

Phase 4: This phase is projected to commence in 2036 and is projected to be completed in 2043. This phase will include adding a new building for the fire station, approximately 10,000 square feet in size. The design of the new building will be developed later to comply with the Village Code.

There are several deviations being requested as part of the Preliminary PUD. The requested deviations are listed below:

1. The petitioner is requesting a deviation to submit site data with future phases.
2. The petitioner is requesting a deviation to allow the watermain to be looped back to Denny Road during future phases once the existing connection on Denny Road is extended to a live looped system.
3. The petitioner is requesting a deviation to allow for the burn tower to be prefinished with painted corrugated metal.
4. The petitioner is requesting a deviation to provide required landscape plans and install required landscaping with future phases.

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5. The petitioner is requesting a deviation to replace required trees with future phases.

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  6. The petitioner is requesting a deviation to submit the following required documents during future phases: Landscape Plan/Tree Preservation Plan, Photometric Plan, Development Schedule, Architectural Drawings, Written Statement.

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  7. The petitioner is requesting a deviation for the submittal of a traffic impact study, to be submitted, reviewed, and approved as part of the Final PUDs for phases 2, 3, and 4.

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  8. The petitioner is requesting a deviation to yard and setback regulations, to be reviewed and approved as part of the Final PUDs for phases 2, 3, and 4.

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  9. The petitioner is requesting a deviation to provide screening only where determined necessary, and for existing landscaping to count toward screening requirements.

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  10. The petitioner is requesting a deviation on maximum permitted lot coverage, to be reviewed as part of the Final PUDs for phases 2, 3, and 4.

### **DISCUSSION**

Commissioners discussed the proposal and had questions concerning the following: protecting native trees, training schedules and noise, the location of the burn tower, the presence of an airplane, signage, the use of chemicals, the history of the site and other Fire District projects, the use of smoke, the potential for Bliss Road being expanded, the requested deviations, the use of smoke, screening, and safety. Fire District Chief Brendan Moran satisfactorily addressed the Commissioners concerns. Commissioner Speciale recommended that a traffic study be submitted to be reviewed and approved as part of phases 2, 3, and 4 and to alter the language of the 7<sup>th</sup> requested deviation.

### **FINDINGS OF FACT**

When considering special use requests, the Zoning Ordinance provides certain Standards to be considered. The Planning Commission hereby finds that the proposed Special Use:

- a. Will be harmonious with and in accordance with the general objectives of the Comprehensive Land Use Plan and/or this zoning ordinance.  
*The Fire District has owned this property for years with the intention of building a fire station. The addition of the new buildings will enable our members to conduct necessary training on-site, eliminating the need for them to travel outside the district.*
- b. Will be designed, constructed, operated and maintained so as to be harmonious and appropriate in appearance with the existing or intended character of the general vicinity, and that such use will not alter the essential character of the same area.  
*The fire training facility will be designed to blend into its surroundings, with consideration given to architectural aesthetics, landscaping, and buffering to minimize visual impact. Building materials will be chosen to harmonize with existing structures in the area. The*

*operational aspects, including training schedules and noise levels, will be managed to ensure they do not disrupt the existing character of the community. Maintenance will be regularly conducted to ensure the facility remains in good condition and does not detract from the surrounding environment. The fire training prop will be built out of painted overseas containers and placed on the far north side of the property.*

- c. Will not be hazardous or disturbing to existing or future neighborhood uses.  
*The fire training facility will not pose a hazard or disturbance to neighboring uses when proper operational protocols and safety measures are followed. Noise levels, smoke, and other potential disturbances will be minimized through careful scheduling and the use of appropriate equipment. The facility will be designed to mitigate any potential negative impacts, ensuring that neighboring uses, such as residential or commercial properties, are not affected.*
- d. Will be adequately served by essential public facilities and services such as highways, streets, police and fire protection, drainage structures, refuse disposal, water sewers and schools, or that the persons or agencies responsible for the establishment of the proposed use shall be able to provide adequately any such services.  
*Yes, the fire training facility will be adequately served by existing public facilities and services. It is located near major roads for ease of access, with sufficient capacity in the local street network. Police and fire protection will be enhanced by the presence of the facility, which will contribute to better training for emergency responders. Additionally, water, and drainage infrastructure are already in place to support the facility's needs.*
- e. Will not create excessive additional requirements at public cost for public facilities and services, and will not be detrimental to the economic welfare of the Village.  
*The fire training facility is not expected to create excessive additional demands on public facilities or services. It is designed to complement existing infrastructure and will not significantly increase costs for the Village. In fact, the facility is likely to improve public safety and emergency response capabilities, which may have long-term economic benefits, such as reduced insurance premiums and enhanced community resilience to emergencies.*
- f. Will not involve uses, activities, processes, materials, equipment and/or conditions of operation that will be detrimental to any persons, property or the general welfare by reason of excessive production of traffic, noise, smoke, fumes, glares or odors.  
*While the fire facility will generate some noise and smoke as part of training exercises, these impacts will be managed through careful scheduling and operational controls. The facility will adhere to all applicable environmental and safety regulations to minimize any detrimental effects. Most of the training conducted at this facility will utilize a fog machine rather than actual smoke.*
- g. Will have vehicular approaches to the property which shall be so designed as to not create an undue interference with traffic on surrounding public streets or highways.

*Vehicular access to the fire training facility will be carefully designed to minimize interference with traffic on surrounding streets and highways. Adequate parking and drop-off areas will be provided for training participants and staff, and traffic patterns will be managed to ensure smooth flow.*

- h. Will not increase the potential for flood damage to adjacent property, or require additional public expense for flood protection, rescue or relief.  
*The facility will not increase the risk of flood damage to adjacent properties. We have developed a plan to manage storm runoff, ensuring it connects to the existing stormwater system at the south end of the property.*
- i. Will not result in the destruction, loss or damage of natural, scenic or historic features of major importance to the Village.  
*No, the fire training facility will be located in an area where natural, scenic, or historic features are not significantly impacted. Any development on the site will consider the preservation of existing vegetation and natural features. Efforts will be made to minimize disruption to the landscape, and no significant historic resources will be affected by the proposed use.*

### **EVALUATION**

The proposed new fire station and training facilities would be a welcomed addition to the Village. The proposal would be in line with the Village's Comprehensive Plan and would not be detrimental to the surrounding areas. Staff deem the proposed deviations acceptable.

Generally, this use is required to conform to the Village of Sugar Grove Special Use Standards. The following evaluation is based on the Special Use Standards.

1. Land Use/General – The proposed fire station development is allowed as a Special Use in the E1 District.

2. Existing Conditions – The property is currently vacant land that is zoned E1. The petitioner plans to make all the necessary improvements to the property for the proposed development, to include retention, utilities, and constructing the proposed entrance for access to the property.

3. Lots & Buildings – The proposed use of the property would not be unusual with respect to surrounding properties as fire stations are frequently situated near residential areas.

### **PUBLIC RESPONSE**

After due notice, the Planning Commission held a public hearing on March 5, 2025. No objectors were present.

### **RECOMMENDATION**

After carefully considering the facts, the Planning Commission recommends the Village Board **approve** the Special Use Permit for a Preliminary Planned Unit Development for the

Phased Development on the Subject Property on Denny Road for the Fire Protection District and for a Final Planned Unit Development for Lot 1 on said Subject Property, subject to annexation and subject to the following conditions:

1. A Tree Preservation Plan must be submitted and approved by Staff prior to any work beginning on the property.
2. A Landscape Plan for Phase 1 must be submitted and approved by Staff prior to any work beginning for Phase 2.
3. A traffic study will be submitted to be reviewed and approved as part of phases 2, 3, and 4, with the language in the 7<sup>th</sup> requested deviation to read as follows:  
The petitioner is requesting a deviation for the submittal of a traffic impact study, to be submitted, reviewed, and approved as part of the Final PUDs for phases 2, 3, and 4
4. Subject to Village Engineer approval.

The Planning Commission also recommends the Village Board **approve** the Preliminary and Final Plat of Subdivision for the Subject Property, subject to annexation and subject to the following condition:

1. Subject to Village Engineer approval.

AYES: Rockwell, Coia, Guddendorf, Bieritz, Speciale, Jones

NAYES: None

ABSENT: Jones

**Motion Passed**



# SUGAR GROVE FIRE PROTECTION DISTRICT SUBDIVISION PLAT

## INGRESS/EGRESS EASEMENT

A NON-EXCLUSIVE EASEMENT FOR INGRESS AND EGRESS IS HEREBY RESERVED FOR AND GRANTED TO THE OWNERS, THEIR SUCCESSORS AND ASSIGNS, OF THE DESIGNATED LOTS OVER THE AREAS DESIGNATED AS INGRESS/EGRESS EASEMENTS.

## VILLAGE ENGINEER'S CERTIFICATE

STATE OF ILLINOIS )  
S.S.  
COUNTY OF KANE )

I, \_\_\_\_\_, VILLAGE ENGINEER FOR THE VILLAGE OF SUGAR GROVE, DO HEREBY CERTIFY THAT THE REQUIRED IMPROVEMENTS HAVE BEEN INSTALLED OR THE REQUIRED GUARANTEE COLLATERAL HAS BEEN POSTED FOR THE COMPLETION OF ALL REQUIRED IMPROVEMENTS.

DATED AT SUGAR GROVE, ILLINOIS THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_.

VILLAGE ENGINEER

## KANE COUNTY RECORDER

STATE OF ILLINOIS )  
S.S.  
COUNTY OF KANE )

THIS INSTRUMENT NO. \_\_\_\_\_, WAS FILED FOR RECORD IN THE RECORDER OF DEEDS OFFICE OF WILL COUNTY, ILLINOIS, AFORESAID, ON THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_, AT O'CLOCK \_\_\_\_\_.

KANE COUNTY RECORDER

## COUNTY CLERK CERTIFICATE

STATE OF ILLINOIS )  
SS  
COUNTY OF KANE )

I, \_\_\_\_\_, COUNTY CLERK OF KANE COUNTY, ILLINOIS, DO HEREBY CERTIFY THAT THERE ARE NO DELINQUENT GENERAL TAXES, NO UNPAID FORFEITED TAXES AND NO REDEEMABLE TAX SALES AGAINST ANY OF THE LAND INCLUDED IN THE ANNEXED PLAT.

I FURTHER CERTIFY THAT I HAVE RECEIVED ALL STATUTORY FEES IN CONNECTION WITH THE ANNEXED PLAT.

GIVEN UNDER MY HAND AND SEAL AT \_\_\_\_\_, ILLINOIS, THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, A.D. 20\_\_\_\_.

COUNTY CLERK

## OWNER'S CERTIFICATE

STATE OF ILLINOIS )  
SS  
COUNTY OF KANE )

THIS IS TO CERTIFY THAT THE UNDERSIGNED IS THE OWNER OF THE LAND DESCRIBED IN THE ANNEXED PLAT, AND THAT HE HAS CAUSED THE SAME TO BE SURVEYED AND SUBDIVIDED AS INDICATED THEREON, FOR THE USES AND PURPOSES THEREIN SET FORTH, AND DOES HEREBY ACKNOWLEDGE AND ADOPT THE SAME UNDER THE STYLE AND TITLE THEREON INDICATED.

ALSO, THIS IS TO CERTIFY THAT PROPERTY BEING, SUBDIVIDED AFORESAID, AND TO THE BEST OF THE OWNER'S KNOWLEDGE AND BELIEF, SAID SUBDIVISION LIES ENTIRELY WITHIN THE LIMITS OF:

KANELAND COMMUNITY UNIT SCHOOL DISTRICT D302

DATED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, A.D. 20\_\_\_\_.

## NOTARY PUBLIC CERTIFICATE

STATE OF ILLINOIS )  
SS  
COUNTY OF KANE )

I, \_\_\_\_\_, A NOTARY PUBLIC, IN AND FOR SAID COUNTY, IN THE STATE AFORESAID, DO HEREBY CERTIFY THAT \_\_\_\_\_, PERSONALLY KNOWN TO ME TO BE THE SAME PERSONS WHOSE NAMES ARE SUBSCRIBED TO THE FOREGOING INSTRUMENT AS SUCH OWNERS, APPEARED BEFORE ME THIS DAY IN PERSON AND ACKNOWLEDGED THAT THEY SIGNED AND DELIVERED THE ANNEXED PLAT AS THEIR OWN FREE AND VOLUNTARY ACT FOR THE USES AND PURPOSES THEREIN SET FORTH.

GIVEN UNDER MY HAND AND NOTARIAL SEAL THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, A.D. 20\_\_\_\_, AT \_\_\_\_\_, ILLINOIS.

NOTARY PUBLIC

STATE OF ILLINOIS )  
SS  
COUNTY OF WILL )

I, KEITH E. BOLLINGER, ILLINOIS PROFESSIONAL LAND SURVEYOR NO. 35-003592, HEREBY AUTHORIZE AND/OR ITS DESIGNATED AGENTS TO RECORD THIS PLAT OF SUBDIVISION WITH THE OFFICE OF THE WILL COUNTY RECORDER OR DEEDS.

GIVEN UNDER MY HAND AND SEAL AT PLAINFIELD, ILLINOIS, THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_.

KEITH E. BOLLINGER, IPLS  
PROFESSIONAL LAND SURVEYOR NO. 035-3592  
EXPIRES 11-30-2026



## VILLAGE BOARD'S CERTIFICATE

STATE OF ILLINOIS )  
S.S.  
COUNTY OF KANE )

APPROVED AND ACCEPTED BY THE VILLAGE PRESIDENT AND THE BOARD OF TRUSTEES OF THE VILLAGE OF SUGAR GROVE, ILLINOIS.

THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_.

PRESIDENT

STATE OF ILLINOIS )  
SS  
COUNTY OF WILL )

THIS IS TO CERTIFY THAT I, KEITH E. BOLLINGER REGISTERED ILLINOIS LAND SURVEYOR NO. 035-0035912, HAVE SURVEYED AND RE SUBDIVIDED THE PROPERTY DESCRIBED AS FOLLOWS:

LOTS 1 AND 2 IN DENNY ROAD ESTATES, BEING A SUBDIVISION IN THE SOUTHEAST QUARTER OF SECTION 3, TOWNSHIP 38 NORTH, RANGE 7 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED SEPTEMBER 16, 1988 AS DOCUMENT NO. 1932351, IN KANE COUNTY, ILLINOIS.

SAID PROPERTY WAS SURVEYED WITHIN THE LAST 18 MONTHS.

ALL DISTANCES ARE SHOWN IN FEET AND DECIMALS THEREOF.

IRON RODS TO BE SET AT ALL CORNERS PER ILLINOIS STATE STATUTES.

SAID PROPERTY INCLUDED IN THIS PLAT IS WITHIN THE CORPORATE LIMITS OF THE VILLAGE OF SUGAR GROVE, KANE COUNTY, ILLINOIS.

SAID PARCEL OF LAND CONTAINS 459,668 SQUARE FEET OR 10.55 ACRES MORE OR LESS, NO NEW RIGHT OF WAY.

ALSO, I DO FURTHER CERTIFY THAT THIS SITE FALLS WITHIN ZONE "X" AS DEFINED BY THE FLOOD INSURANCE RATE MAP, PANEL NUMBER 17089C0316H HAVING AN EFFECTIVE DATE OF 8/3/2009.

GIVEN UNDER MY HAND AND SEAL AT SHOREWOOD ILLINOIS, THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_.

## FOR REVIEW

KEITH E. BOLLINGER, IPLS  
ILLINOIS PROFESSIONAL LAND SURVEYOR NO. 035-3592  
EXPIRES 11-30-2026



## SURVEYOR'S NOTES

1. DIMENSIONS SHOWN THUS: 50.25' ARE FEET AND DECIMAL PARTS THEREOF. ANGULAR DATA SHOWN THUS: 90°00'00" INDICATES DEGREES, MINUTES AND SECONDS.

2. NORTH ARROW AND BEARINGS BASED ON THE EAST LINE OF THE PARCEL AS SHOWN.

## WATERMAIN EASEMENT

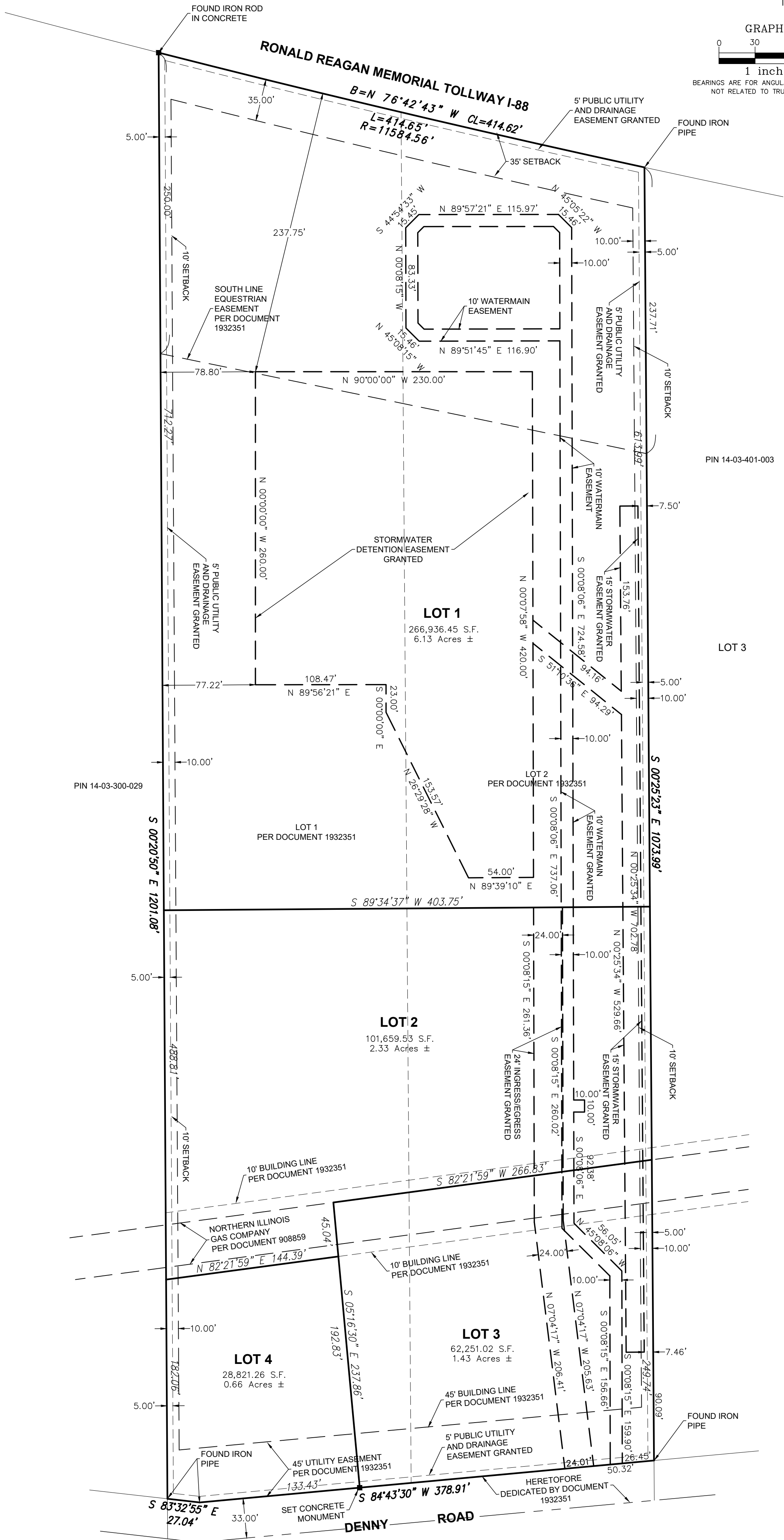
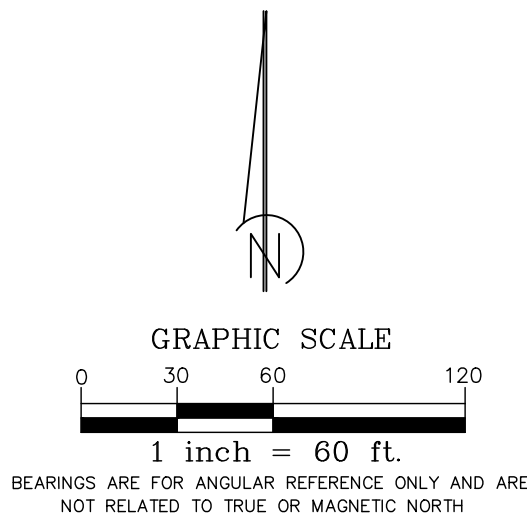
THE VILLAGE OF SUGAR GROVE IS HEREBY GIVEN EASEMENT RIGHTS TO ALL PLATTED EASEMENTS DESIGNATED "WATER MAIN EASEMENT" OR "W.E.", TOGETHER WITH THE RIGHT OF ACCESS THERETO. SAID EASEMENTS SHALL BE USED SOLELY TO INSTALL, OPERATE, MAINTAIN AND REMOVE FROM TIME TO TIME, ABOVE GROUND AND UNDERGROUND FACILITIES AND APPURTENANCES USED IN CONNECTION WITH THE WATER SYSTEM OF THE VILLAGE OF SUGAR GROVE. THESE EASEMENTS MAY BE GRADED AS SWALES TO RECEIVE LOCAL SURFACE DRAINAGE. NO PERMANENT BUILDING SHALL BE PLACED ON SAID EASEMENT, BUT THE SAME MAY BE USED FOR GARDENS, SHRUBS, LANDSCAPING AND OTHER PURPOSES THAT DO NOT THEN OR LATER INTERFERE WITH THE AFORESAID USES OR RIGHTS HEREIN GRANTED. TREES SHALL ONLY BE ALLOWED TO BE PLACED IN SUCH LOCATIONS IN THE EASEMENT AS ARE APPROVED BY THE VILLAGE STAFF TO AVOID ACTUAL CONFLICTS WITH THE WATER MAIN.

THE VILLAGE OF SUGAR GROVE AND ITS REPRESENTATIVES SHALL, AT THEIR SOLE DISCRETION, REQUIRE ANY FENCE, STRUCTURE OR OTHER OBSTRUCTION THAT IS ERECTED WITHIN A WATER MAIN EASEMENT, BE REMOVED AT NO COST TO THE VILLAGE. THE COST OF REMOVAL AND REPLACEMENT OF ANY OBSTRUCTION AND ANY OTHER VILLAGE EXPENSES ASSOCIATED THEREWITH, SHALL BE THE SOLE RESPONSIBILITY OF THE OWNER OF THE PROPERTY UPON WHICH THE EASEMENT OBSTRUCTION IS LOCATED.

## STORMWATER MANAGEMENT EASEMENT

AN EASEMENT IS HEREBY RESERVED FOR AND GRANTED TO THE VILLAGE OF SUGAR GROVE AND TO ITS SUCCESSORS AND ASSIGNS, OVER ALL OF THE AREAS MARKED "STORMWATER MANAGEMENT EASEMENT" (abbreviated S.M.E.) ON THE PLAT FOR THE PERPETUAL RIGHT, PRIVILEGE, AND AUTHORITY TO SURVEY, CONSTRUCT, RECONSTRUCT, REPAIR, INSPECT, MAINTAIN AND OPERATE STORM SEWERS AND THE STORMWATER MANAGEMENT AREA, TOGETHER WITH ANY AND ALL NECESSARY MANHOLES, CATCH BASINS, SANITARY SEWERS, WATER MAINS, ELECTRIC AND COMMUNICATION CABLES, CONNECTIONS, DITCHES, SWALES, AND OTHER STRUCTURES AND APPURTENANCES AS MAY BE DEEMED NECESSARY BY SAID VILLAGE, OVER, UPON, ALONG, UNDER AND THROUGH SAID INDICATED EASEMENT, TOGETHER WITH THE RIGHT OF ACCESS ACROSS THE PROPERTY FOR NECESSARY MEN AND EQUIPMENT TO DO ANY OF THE ABOVE WORK. THE RIGHT IS ALSO GRANTED TO CUT DOWN, TRIM OR REMOVE ANY TREES, SHRUBS OR OTHER PLANTS ON THE EASEMENT THAT INTERFERE WITH THE OPERATION OF SEWERS OR OTHER UTILITIES. NO PERMANENT BUILDINGS SHALL BE PLACED ON SAID EASEMENT. NO CHANGE TO THE TOPOGRAPHY OR STORMWATER MANAGEMENT STRUCTURES WITHIN THE EASEMENT AREA SHALL BE MADE WITHOUT EXPRESS WRITTEN CONSENT OF THE VILLAGE ENGINEER, BUT SAME MAY BE USED FOR PURPOSES THAT DO NOT THEN OR LATER INTERFERE WITH THE AFORESAID USES OR RIGHTS.

THE OWNER OF THE PROPERTY SHALL REMAIN RESPONSIBLE FOR THE MAINTENANCE OF THE STORMWATER MANAGEMENT AREA AND APPURTENANCES. THE VILLAGE OF SUGAR GROVE WILL PERFORM ONLY EMERGENCY PROCEDURES AS DEEMED NECESSARY BY THE VILLAGE ENGINEER OF THE VILLAGE OF SUGAR GROVE.



## VILLAGE CLERK'S CERTIFICATE

STATE OF ILLINOIS )  
S.S.  
COUNTY OF KANE )

APPROVED AND ACCEPTED BY THE PRESIDENT AND BOARD OF TRUSTEES OF THE VILLAGE OF SUGAR GROVE, ILLINOIS, BY \_\_\_\_\_ RESOLUTION NO. \_\_\_\_\_, AT THE MEET

HELD THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_.

VILLAGE CLERK

## VILLAGE PLANNING COMMISSION CERTIFICATE

STATE OF ILLINOIS )  
S.S.  
COUNTY OF KANE )

APPROVED AND ACCEPTED BY THE PLANNING COMMISSION OF THE VILLAGE OF SUGAR GROVE, ILLINOIS,

THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_.

VILLAGE CLERK

## SPECIAL ASSESSMENT CERTIFICATE

STATE OF ILLINOIS )  
S.S.  
COUNTY OF KANE )

I, \_\_\_\_\_, VILLAGE TREASURER OF THE VILLAGE OF SUGAR GROVE, DO HEREBY CERTIFY THAT THERE ARE NO DELINQUENT OR UNPAID CURRENT OR FORFEITED SPECIAL ASSESSMENTS OR ANY DEFERRED INSTALLMENTS THEREOF THAT HAVE BEEN APPORTIONED AGAINST THE TRACT OF LAND INCLUDED IN THIS PLAT. I FURTHER CERTIFY THAT I HAVE COLLECTED ALL FEES REQUIRED BY VILLAGE ORDINANCES, ANNEXATION AGREEMENTS, RECAPTURE AGREEMENTS OR OTHER AGREEMENTS PERTAINING TO THE LAND INCLUDED IN THIS PLAT.

DATED AT SUGAR GROVE, KANE COUNTY, ILLINOIS THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_.

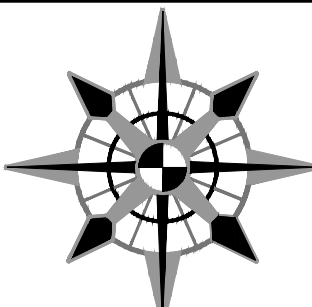
VILLAGE TREASURER

ILLINOIS PROFESSIONAL DESIGN FIRM NO. 184.007120

24-1245-101	SHEET 1 OF 1	SUBDIVISION PLAT	
		DENNY ROAD	
		SUGAR GROVE, IL	
FIELD WORK: RH			
DRAWN BY: KB			
PRO. SURV. KB			
FIELD DATE: 8/29/24			
SCALE: 1"=60'			

DATE	REVISIONS	BY

SURVEY PREPARED FOR:  
Sugar Grove Fire Protection District



JLH LAND SURVEYING INC.  
ARIZONA | ILLINOIS | INDIANA | WISCONSIN  
815.729.4000 | WWW.JLHSURVEY.COM  
910 GENEVA STREET | SHOREWOOD, IL 60404



INGRESS/EGRESS EASEMENT

A NON-EXCLUSIVE EASEMENT FOR INGRESS AND EGRESS IS HEREBY RESERVED FOR AND GRANTED TO THE OWNERS, THEIR SUCCESSORS AND ASSIGNS, OF THE DESIGNATED LOTS OVER THE AREAS DESIGNATED AS INGRESS/EGRESS EASEMENTS.

VILLAGE ENGINEER'S CERTIFICATE

STATE OF ILLINOIS )  
S.S.  
COUNTY OF KANE )

I, \_\_\_\_\_, VILLAGE ENGINEER FOR THE VILLAGE OF SUGAR GROVE, DO HEREBY CERTIFY THAT THE REQUIRED IMPROVEMENTS HAVE BEEN INSTALLED OR THE REQUIRED GUARANTEE COLLATERAL HAS BEEN POSTED FOR THE COMPLETION OF ALL REQUIRED IMPROVEMENTS.

DATED AT SUGAR GROVE, ILLINOIS THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_.

VILLAGE ENGINEER

KANE COUNTY RECORDER

STATE OF ILLINOIS )  
S.S.  
COUNTY OF KANE )  
THIS INSTRUMENT NO. \_\_\_\_\_, WAS FILED FOR RECORD IN THE RECORDER OF DEEDS OFFICE OF WILL COUNTY, ILLINOIS, AFORESAID, ON THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_, AT O'CLOCK \_\_\_\_\_.

KANE COUNTY RECORDER

COUNTY CLERK CERTIFICATE

STATE OF ILLINOIS )  
SS  
COUNTY OF KANE )  
I, \_\_\_\_\_, COUNTY CLERK OF KANE COUNTY, ILLINOIS, DO HEREBY CERTIFY THAT THERE ARE NO DELINQUENT GENERAL TAXES, NO UNPAID FORFEITED TAXES AND NO REDEEMABLE TAX SALES AGAINST ANY OF THE LAND INCLUDED IN THE ANNEXED PLAT.

I FURTHER CERTIFY THAT I HAVE RECEIVED ALL STATUTORY FEES IN CONNECTION WITH THE ANNEXED PLAT.

GIVEN UNDER MY HAND AND SEAL AT \_\_\_\_\_, ILLINOIS, THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, A.D. 20\_\_\_\_.

COUNTY CLERK

OWNER'S CERTIFICATE

STATE OF ILLINOIS )  
SS  
COUNTY OF KANE )  
THIS IS TO CERTIFY THAT THE UNDERSIGNED IS THE OWNER OF THE LAND DESCRIBED IN THE ANNEXED PLAT, AND THAT HE HAS CAUSED THE SAME TO BE SURVEYED AND SUBDIVIDED AS INDICATED THEREON, FOR THE USES AND PURPOSES THEREIN SET FORTH, AND DOES HEREBY ACKNOWLEDGE AND ADOPT THE SAME UNDER THE STYLE AND TITLE THEREON INDICATED.

ALSO, THIS IS TO CERTIFY THAT PROPERTY BEING, SUBDIVIDED AFORESAID, AND TO THE BEST OF THE OWNER'S KNOWLEDGE AND BELIEF, SAID SUBDIVISION LIES ENTIRELY WITHIN THE LIMITS OF:

KANELAND COMMUNITY UNIT SCHOOL DISTRICT D302

DATED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, A.D. 20\_\_\_\_.

NOTARY PUBLIC

STATE OF ILLINOIS )  
SS  
COUNTY OF KANE )  
I, \_\_\_\_\_, A NOTARY PUBLIC, IN AND FOR SAID COUNTY, IN THE STATE AFORESAID, DO HEREBY CERTIFY THAT \_\_\_\_\_, PERSONALLY KNOWN TO ME TO BE THE SAME PERSONS WHOSE NAMES ARE SUBSCRIBED TO THE FOREGOING INSTRUMENT AS SUCH OWNERS, APPEARED BEFORE ME THIS DAY IN PERSON AND ACKNOWLEDGED THAT THEY SIGNED AND DELIVERED THE ANNEXED PLAT AS THEIR OWN FREE AND VOLUNTARY ACT FOR THE USES AND PURPOSES THEREIN SET FORTH.

GIVEN UNDER MY HAND AND NOTARIAL SEAL THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, A.D. 20\_\_\_\_, AT \_\_\_\_\_, ILLINOIS.

NOTARY PUBLIC

STATE OF ILLINOIS )  
SS  
COUNTY OF WILL )  
I, KEITH E. BOLLINGER, ILLINOIS PROFESSIONAL LAND SURVEYOR NO. 35-003592, HEREBY AUTHORIZE AND/OR ITS DESIGNATED AGENTS TO RECORD THIS PLAT OF SUBDIVISION WITH THE OFFICE OF THE WILL COUNTY RECORDER OR DEEDS.

GIVEN UNDER MY HAND AND SEAL AT PLAINFIELD, ILLINOIS, THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_.

KEITH E. BOLLINGER, IPLS  
PROFESSIONAL LAND SURVEYOR NO. 035-3592  
EXPIRES 11-30-2026



VILLAGE BOARD'S CERTIFICATE

STATE OF ILLINOIS )  
S.S.  
COUNTY OF KANE )  
APPROVED AND ACCEPTED BY THE VILLAGE PRESIDENT AND THE BOARD OF TRUSTEES OF THE VILLAGE OF SUGAR GROVE, ILLINOIS.

THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_.

PRESIDENT

STATE OF ILLINOIS )  
SS  
COUNTY OF WILL )  
THIS IS TO CERTIFY THAT I, KEITH E. BOLLINGER REGISTERED ILLINOIS LAND SURVEYOR NO. 035-0035912, HAVE SURVEYED AND RE SUBDIVIDED THE PROPERTY DESCRIBED AS FOLLOWS:

LOTS 1 AND 2 IN DENNY ROAD ESTATES, BEING A SUBDIVISION IN THE SOUTHEAST QUARTER OF SECTION 3, TOWNSHIP 38 NORTH, RANGE 7 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED SEPTEMBER 16, 1988 AS DOCUMENT NO. 1932351, IN KANE COUNTY, ILLINOIS.

SAID PROPERTY WAS SURVEYED WITHIN THE LAST 18 MONTHS.

ALL DISTANCES ARE SHOWN IN FEET AND DECIMALS THEREOF.

IRON RODS TO BE SET AT ALL CORNERS PER ILLINOIS STATE STATUTES.

SAID PROPERTY INCLUDED IN THIS PLAT IS WITHIN THE CORPORATE LIMITS OF THE VILLAGE OF SUGAR GROVE, KANE COUNTY, ILLINOIS.

SAID PARCEL OF LAND CONTAINS 459,668 SQUARE FEET OR 10.55 ACRES MORE OR LESS, NO NEW RIGHT OF WAY.

ALSO, I DO FURTHER CERTIFY THAT THIS SITE FALLS WITHIN ZONE "X" AS DEFINED BY THE FLOOD INSURANCE RATE MAP, PANEL NUMBER 17089C0316H HAVING AN EFFECTIVE DATE OF 8/3/2009.

GIVEN UNDER MY HAND AND SEAL AT SHOREWOOD ILLINOIS, THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_.

FOR REVIEW

KEITH E. BOLLINGER, IPLS  
ILLINOIS PROFESSIONAL LAND SURVEYOR NO. 035-3592  
EXPIRES 11-30-2026

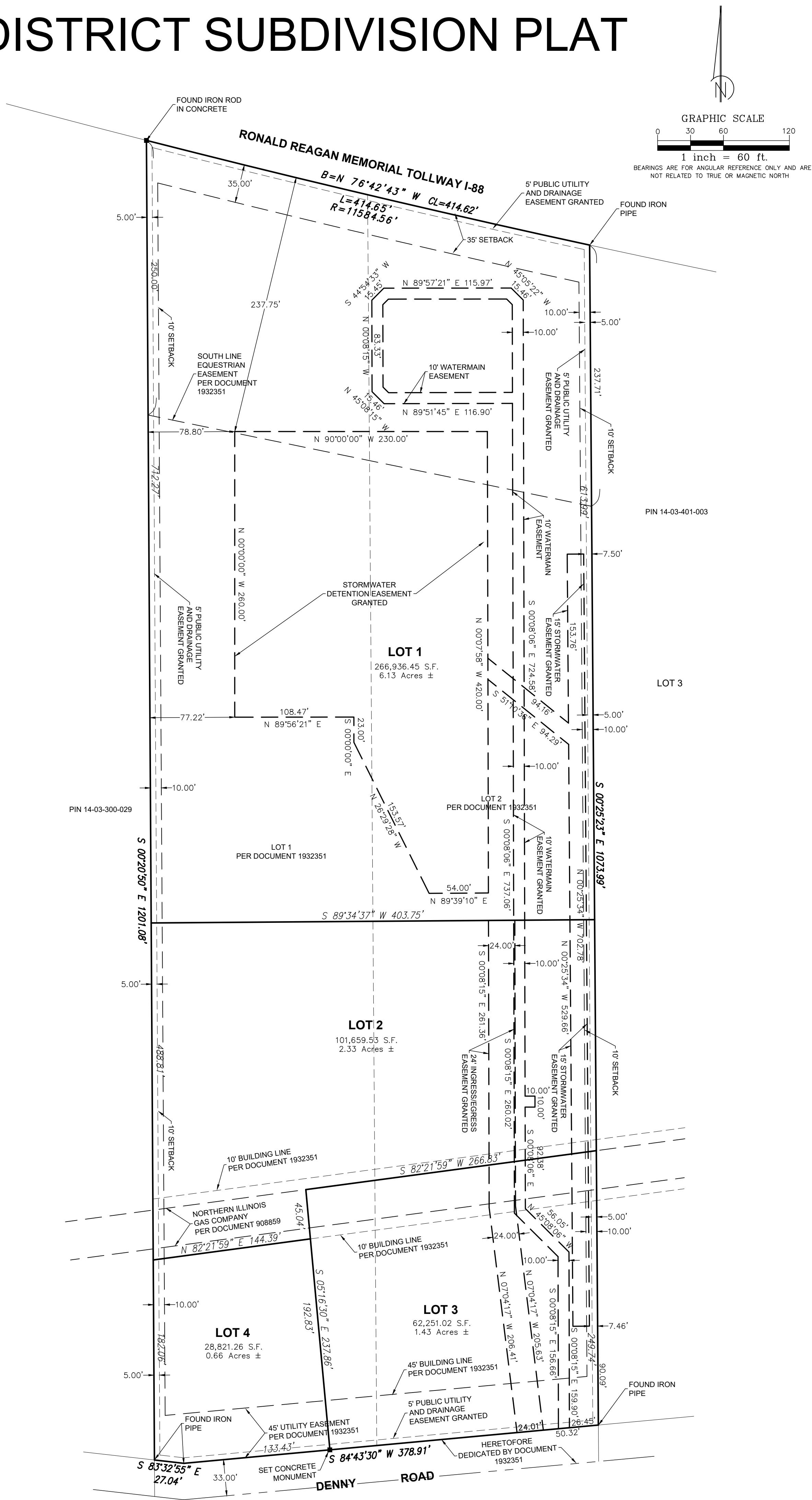


SURVEYOR'S NOTES

1. DIMENSIONS SHOWN THUS: 50.25' ARE FEET AND DECIMAL PARTS THEREOF. ANGULAR DATA SHOWN THUS: 90°00'00" INDICATES DEGREES, MINUTES AND SECONDS.
2. NORTH ARROW AND BEARINGS BASED ON THE EAST LINE OF THE PARCEL AS SHOWN.

FINAL PLAT OF SUBDIVISION

# SUGAR GROVE FIRE PROTECTION DISTRICT SUBDIVISION PLAT



VILLAGE CLERK'S CERTIFICATE

STATE OF ILLINOIS )  
S.S.  
COUNTY OF KANE )  
APPROVED AND ACCEPTED BY THE PRESIDENT AND BOARD OF TRUSTEES OF THE VILLAGE OF SUGAR GROVE, ILLINOIS, BY \_\_\_\_\_ RESOLUTION NO. \_\_\_\_\_, AT THE MEET  
HELD THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_.

VILLAGE CLERK

VILLAGE PLANNING COMMISSION CERTIFICATE

STATE OF ILLINOIS )  
S.S.  
COUNTY OF KANE )  
APPROVED AND ACCEPTED BY THE PLANNING COMMISSION OF THE VILLAGE OF SUGAR GROVE, ILLINOIS,  
THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_.

VILLAGE CLERK

SPECIAL ASSESSMENT CERTIFICATE

STATE OF ILLINOIS )  
S.S.  
COUNTY OF KANE )  
I, \_\_\_\_\_, VILLAGE TREASURER OF THE VILLAGE OF SUGAR GROVE, DO HEREBY CERTIFY THAT THERE ARE NO DELINQUENT OR UNPAID CURRENT OR FORFEITED SPECIAL ASSESSMENTS OR ANY DEFERRED INSTALLMENTS THEREOF THAT HAVE BEEN APPORTIONED AGAINST THE TRACT OF LAND INCLUDED IN THIS PLAT. I FURTHER CERTIFY THAT I HAVE COLLECTED ALL FEES REQUIRED BY VILLAGE ORDINANCES, ANNEXATION AGREEMENTS, RECAPTURE AGREEMENTS OR OTHER AGREEMENTS PERTAINING TO THE LAND INCLUDED IN THIS PLAT.

DATED AT SUGAR GROVE, KANE COUNTY, ILLINOIS THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_.

VILLAGE TREASURER

WATERMAIN EASEMENT

THE VILLAGE OF SUGAR GROVE IS HEREBY GIVEN EASEMENT RIGHTS TO ALL PLATTED EASEMENTS DESIGNATED "WATER MAIN EASEMENT" OR "W.E.", TOGETHER WITH THE RIGHT OF ACCESS THERETO. SAID EASEMENTS SHALL BE USED SOLELY TO INSTALL, OPERATE, MAINTAIN AND REMOVE FROM TIME TO TIME, ABOVE GROUND AND UNDERGROUND FACILITIES AND APPURTENANCES USED IN CONNECTION WITH THE WATER SYSTEM OF THE VILLAGE OF SUGAR GROVE. THESE EASEMENTS MAY BE GRADED AS SWALES TO RECEIVE LOCAL SURFACE DRAINAGE. NO PERMANENT BUILDING SHALL BE PLACED ON SAID EASEMENT, BUT THE SAME MAY BE USED FOR GARDENS, SHRUBS, LANDSCAPING AND OTHER PURPOSES THAT DO NOT THEN OR LATER INTERFERE WITH THE AFORESAID USES OR RIGHTS HEREIN GRANTED. TREES SHALL ONLY BE ALLOWED TO BE PLACED IN SUCH LOCATIONS IN THE EASEMENT AS ARE APPROVED BY THE VILLAGE STAFF TO AVOID ACTUAL CONFLICTS WITH THE WATER MAIN.

THE VILLAGE OF SUGAR GROVE AND ITS REPRESENTATIVES SHALL, AT THEIR SOLE DISCRETION, REQUIRE ANY FENCE, STRUCTURE OR OTHER OBSTRUCTION THAT IS ERECTED WITHIN A WATER MAIN EASEMENT, BE REMOVED AT NO COST TO THE VILLAGE. THE COST OF REMOVAL AND REPLACEMENT OF ANY OBSTRUCTION AND ANY OTHER VILLAGE EXPENSES ASSOCIATED THEREWITH, SHALL BE THE SOLE RESPONSIBILITY OF THE OWNER OF THE PROPERTY UPON WHICH THE EASEMENT OBSTRUCTION IS LOCATED.

STORMWATER MANAGEMENT EASEMENT

AN EASEMENT IS HEREBY RESERVED FOR AND GRANTED TO THE VILLAGE OF SUGAR GROVE AND TO ITS SUCCESSORS AND ASSIGNS, OVER ALL OF THE AREAS MARKED "STORMWATER MANAGEMENT EASEMENT" (abbreviated S.M.E.) ON THE PLAT FOR THE PERPETUAL RIGHT, PRIVILEGE, AND AUTHORITY TO SURVEY, CONSTRUCT, RECONSTRUCT, REPAIR, INSPECT, MAINTAIN AND OPERATE STORM SEWERS AND THE STORMWATER MANAGEMENT AREA, TOGETHER WITH ANY AND ALL NECESSARY MANHOLES, CATCH BASINS, SANITARY SEWERS, WATER MAINS, ELECTRIC AND COMMUNICATION CABLES, CONNECTIONS, DITCHES, SWALES, AND OTHER STRUCTURES AND APPURTENANCES AS MAY BE DEEMED NECESSARY BY SAID VILLAGE, OVER, UPON, ALONG, UNDER AND THROUGH SAID INDICATED EASEMENT, TOGETHER WITH THE RIGHT OF ACCESS ACROSS THE PROPERTY FOR NECESSARY MEN AND EQUIPMENT TO DO ANY OF THE ABOVE WORK. THE RIGHT IS ALSO GRANTED TO CUT DOWN, TRIM OR REMOVE ANY TREES, SHRUBS OR OTHER PLANTS ON THE EASEMENT THAT INTERFERE WITH THE OPERATION OF SEWERS OR OTHER UTILITIES. NO PERMANENT BUILDINGS SHALL BE PLACED ON SAID EASEMENT. NO CHANGE TO THE TOPOGRAPHY OR STORMWATER MANAGEMENT STRUCTURES WITHIN THE EASEMENT AREA SHALL BE MADE WITHOUT EXPRESS WRITTEN CONSENT OF THE VILLAGE ENGINEER, BUT SAME MAY BE USED FOR PURPOSES THAT DO NOT THEN OR LATER INTERFERE WITH THE AFORESAID USES OR RIGHTS.

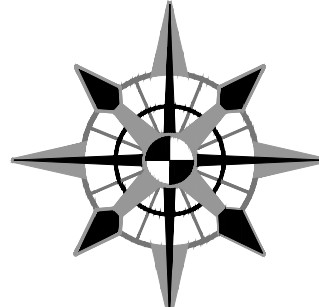
THE OWNER OF THE PROPERTY SHALL REMAIN RESPONSIBLE FOR THE MAINTENANCE OF THE STORMWATER MANAGEMENT AREA AND APPURTENANCES. THE VILLAGE OF SUGAR GROVE WILL PERFORM ONLY EMERGENCY PROCEDURES AS DEEMED NECESSARY BY THE VILLAGE ENGINEER OF THE VILLAGE OF SUGAR GROVE.

ILLINOIS PROFESSIONAL DESIGN FIRM NO. 184.007120

24-1245-101	1 OF 1	SHEET	SUBDIVISION PLAT		
			DENNY ROAD		
			SUGAR GROVE, IL		
SCALE: 1"=60'			FIELD WORK: RH		
FIELD DATE: 8/29/24			DRAWN BY: KB		
			PROJ. SURV. BY: KB		

DATE	REVISIONS	BY

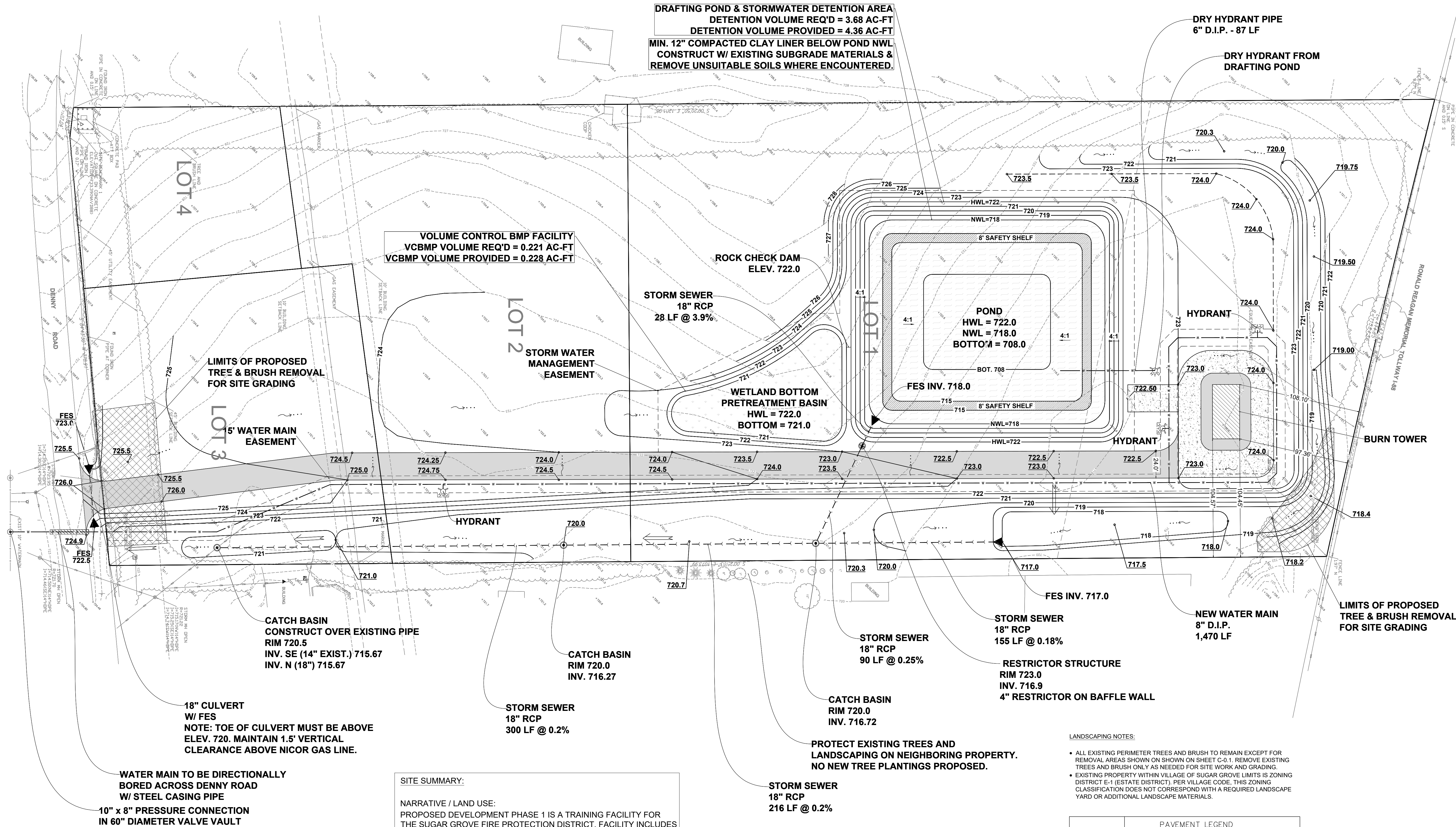
SURVEY PREPARED FOR:  
Sugar Grove Fire Protection District



**JLH LAND SURVEYING INC.**  
ARIZONA | ILLINOIS | INDIANA | WISCONSIN  
815.729.4000 | WWW.JLHSURVEY.COM  
910 GENEVA STREET | SHOREWOOD, IL 60404



SUGAR GROVE FIRE PROTECTION DISTRICT FACILITY  
PRELIMINARY PUD PLAN

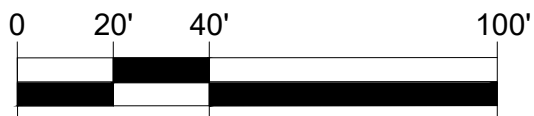


**SITE SUMMARY:**

**NARRATIVE / LAND USE:**  
PROPOSED DEVELOPMENT PHASE 1 IS A TRAINING FACILITY FOR THE SUGAR GROVE FIRE PROTECTION DISTRICT. FACILITY INCLUDES A BURN TOWER, DRAFTING POND, ACCESS DRIVEWAY, AND UTILITIES. UTILITIES INCLUDE PROPOSED STORM SEWER, STORM WATER DETENTION AREA, WATER MAIN, AND FIRE HYDRANTS.

**TOTAL ACREAGE: 10.55 AC**  
LOT 1: 6.13 AC  
LOT 2: 2.33 AC  
LOT 3: 1.43 AC  
LOT 4: 0.66 AC

PAVEMENT LEGEND	
	ASPHALT PAVEMENT 2" HOT-MIX ASPHALT SURFACE COURSE, MIX D, N50 3.5" HOT-MIX ASPHALT BINDER COURSE, IL-19, N50 12" AGGREGATE BASE COURSE CA-6, TYPE B  SN = 0.44(2.0) + 0.34(3.5) + 0.14(12) = 3.75
	CONCRETE PAVEMENT 6" PORTLAND CEMENT CONCRETE CLASS SI w/6X6 1/4 WWF 6" COMPACTED AGGREGATE BASE COURSE CA-6
	BURN TOWER FOOTPRINT 12" COMPACTED CA-6 SEE MANUFACTURER'S DRAWINGS FOR BURN TOWER STRUCTURE FOOTING SIZE AND LOCATIONS



PROJECT STAFF		ISSUE		REVISIONS		DATE
PROJECT MANAGER	M. O'NEILL	1	ISSUED FOR PERMIT			01.03.2025
ENGINEER	E. KALCHAK	2	REVISED PER VILLAGE COMMENTS			26.28.2025
TECHNICAL						

**BONO CONSULTING**  
CIVIL ENGINEERS  
1018 BUSSE HIGHWAY  
A SEWER & MAHER ENGINEERS COMPANY  
4234 MERIDIAN PKWY, STE 116  
BLOOMINGTON, IL 61808  
847.923.5000  
bbono@bonoconsulting.com  
www.bonoconsulting.com

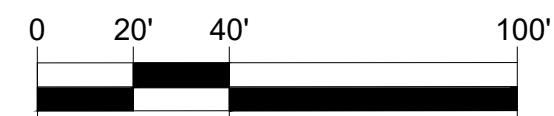
**SEWEE & MAHER**  
ENGINEERS  
ENVIRONMENTAL • CIVIL • GEOTECHNICAL • WATER • COMPLIANCE  
4 Blanchard Road, PO Box 65A, Cumberland, Maine 04021  
Phone 207.829.5016 • Fax 207.829.5656 • sme-engineers.com

**PRELIMINARY PUD PLAN**  
**SUGAR GROVE FIRE PROTECTION DISTRICT FACILITY**  
**LOTS 1-4, DENNY ROAD ESTATES, SUGAR GROVE, IL**

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PROJECT NO.: 22333  
BASE FILE:  
SHEET FILE:  
ISSUE DATE: FEB. 28, 2025  
SCALE: 1"=40'  
SHEET NUMBER  
**PUD**





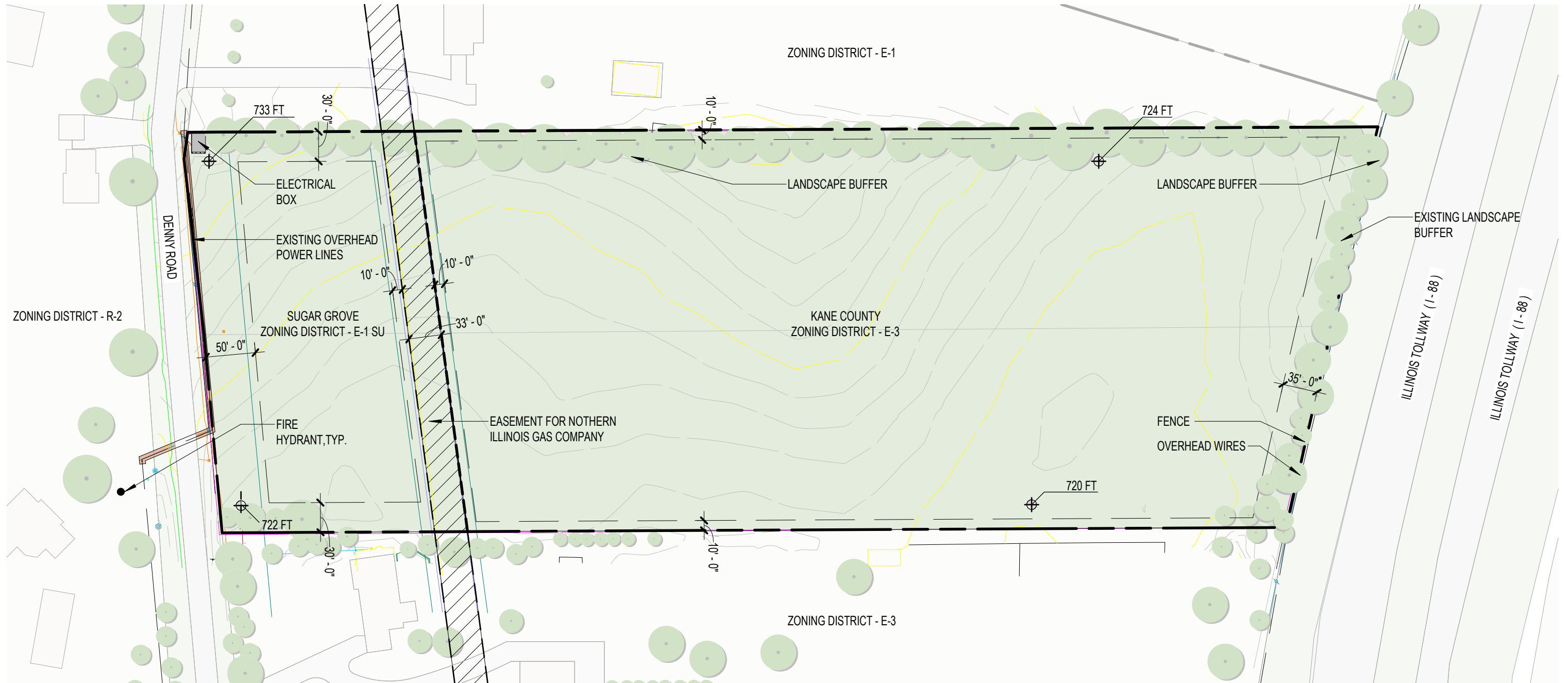
**SME**  
SEVÉE & MAHER  
ENGINEERS



ENVIRONMENTAL • CIVIL • GEOTECHNICAL • WATER • COMPLIANCE  
4 Blanchard Road, PO Box 65A, Cumberland, Maine 04021  
Phone 207.893.5016 • Fax 207.899.5692 • [sme-engineers.com](http://sme-engineers.com)

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PROJECT NO.:	22333
BASE FILE:	
SHEET FILE:	
ISSUE DATE:	FEB. 28, 2025
SCALE:	1"=40'
SHEET NUMBER	
PUD-1	

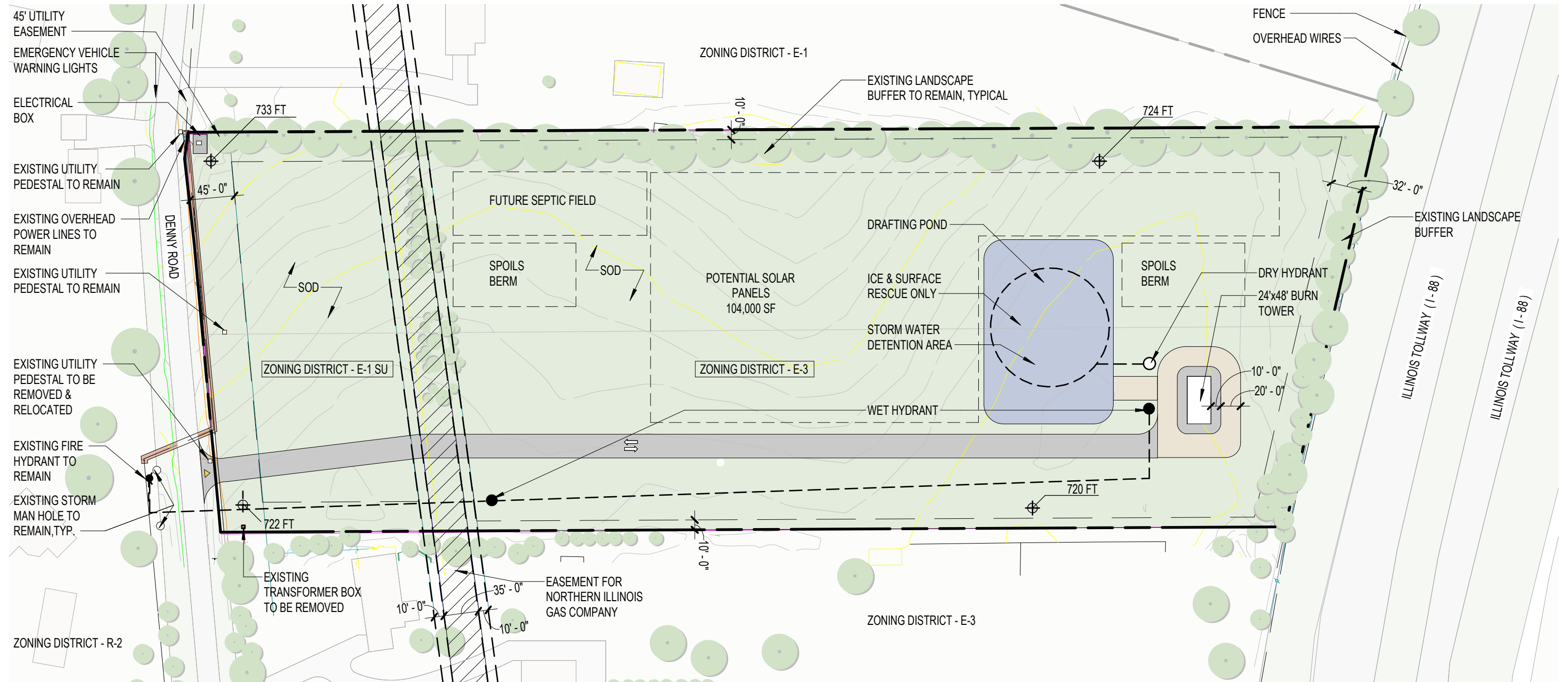




#### OVERALL SITE PLAN LEGEND

--- PROPERTY LINE	EASEMENT	CONCRETE	ENTRANCES
- - - SETBACK LINE	BUILDING	WATER	
- - - WATER LINE	SIDEWALK	GRASS TURF	
- - - POWER LINES	ASPHALT	TREE	
			PUBLIC ENTRANCE
			SECURE STAFF ENTRANCE

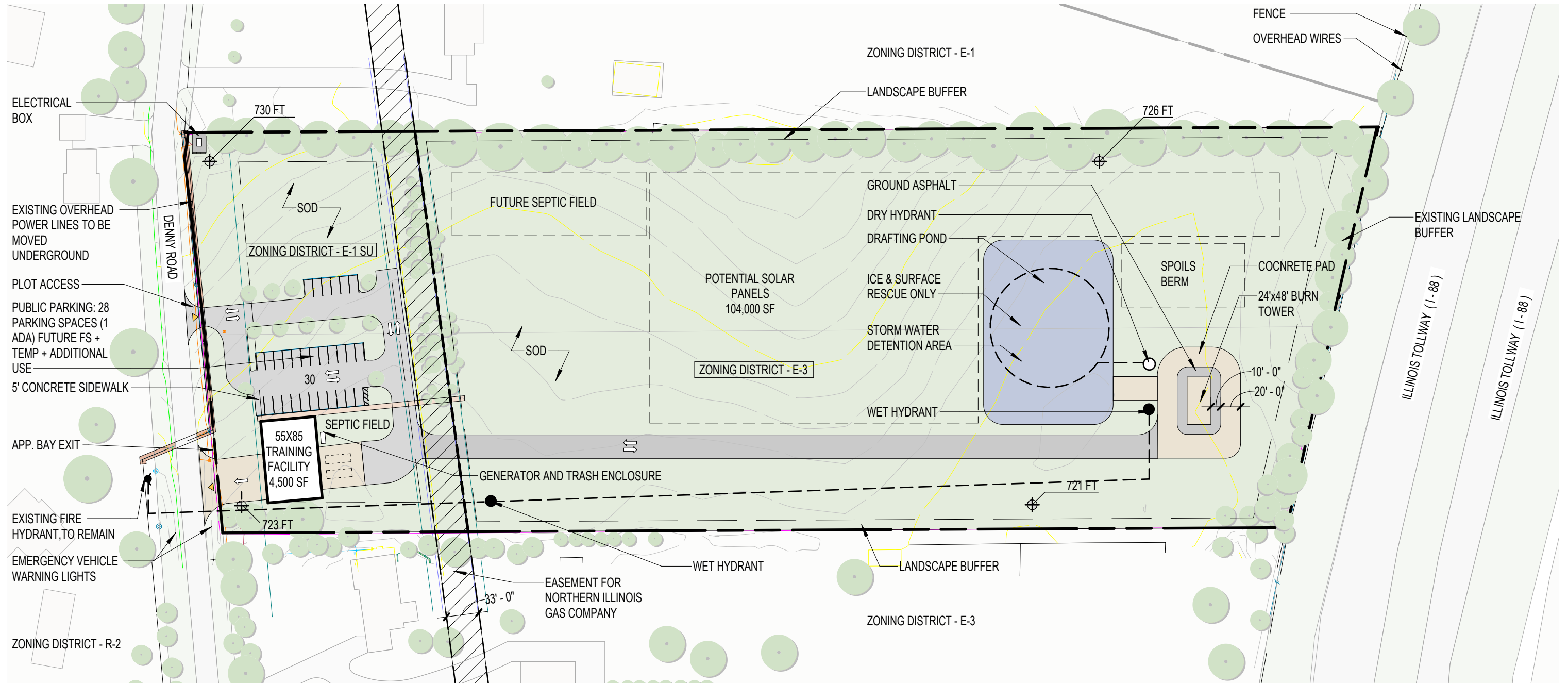
THESE DRAWINGS ARE SCHEMATIC SKETCHES FOR REFERENCE ONLY.  
REFER TO SURVEY DRAWINGS AND CIVIL ENGINEERING DRAWINGS FOR  
PHASE -I FOR ADDITIONAL INFORMATION



OVERALL SITE PLAN LEGEND

---	PROPERTY LINE		EASEMENT		CONCRETE	ENTRANCES	
- - -	SETBACK LINE		BUILDING		WATER		PUBLIC ENTRANCE
- - -	WATER LINE		SIDEWALK		GRASS TURF		SECURE STAFF ENTRANCE
- - -	POWER LINES		ASPHALT		TREE		

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PHASE -1 FOR ADDITIONAL INFORMATION

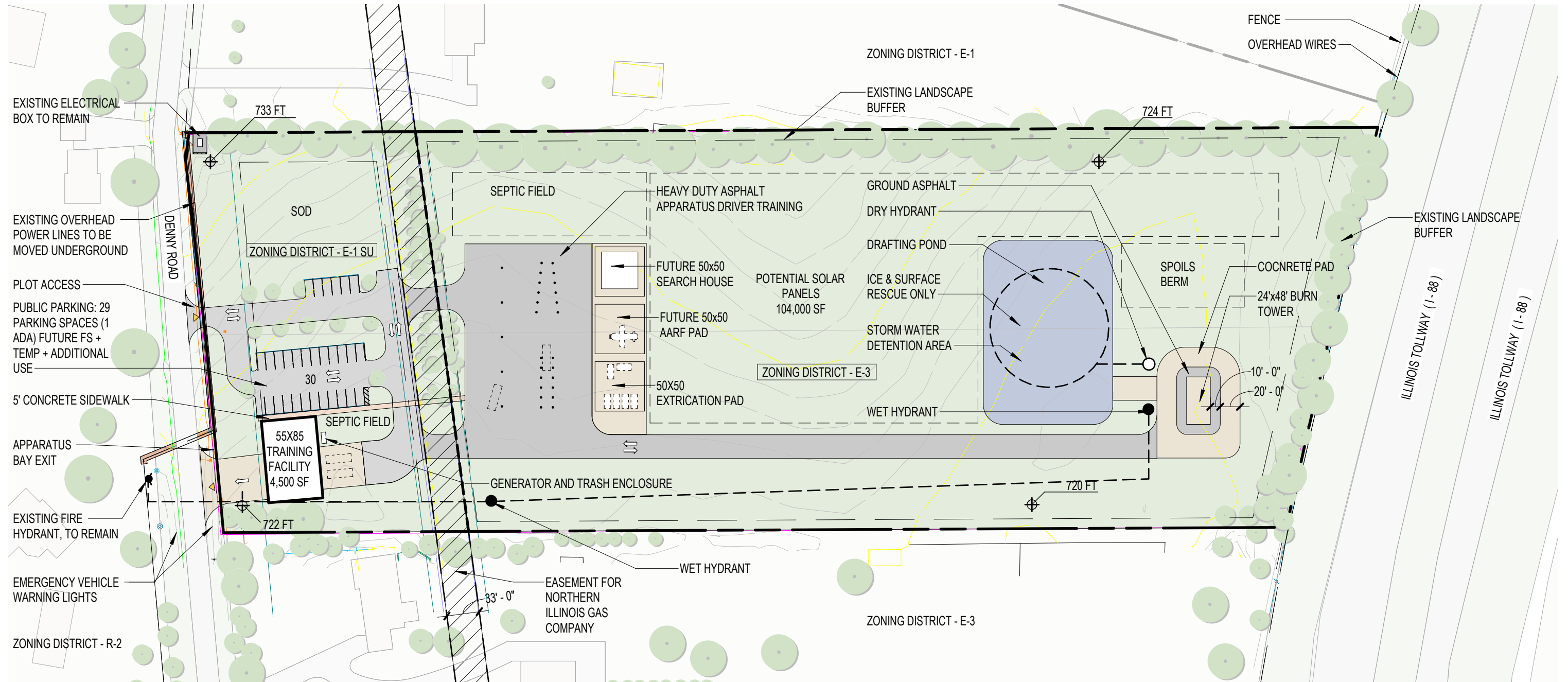


#### OVERALL SITE PLAN LEGEND

---	PROPERTY LINE		EASEMENT		CONCRETE	ENTRANCES	
- - -	SETBACK LINE		BUILDING		WATER		PUBLIC ENTRANCE
- - -	WATER LINE		SIDEWALK		GRASS TURF		SECURE STAFF ENTRANCE
- - -	POWER LINES		ASPHALT		TREE		

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PHASE -1 FOR ADDITIONAL INFORMATION

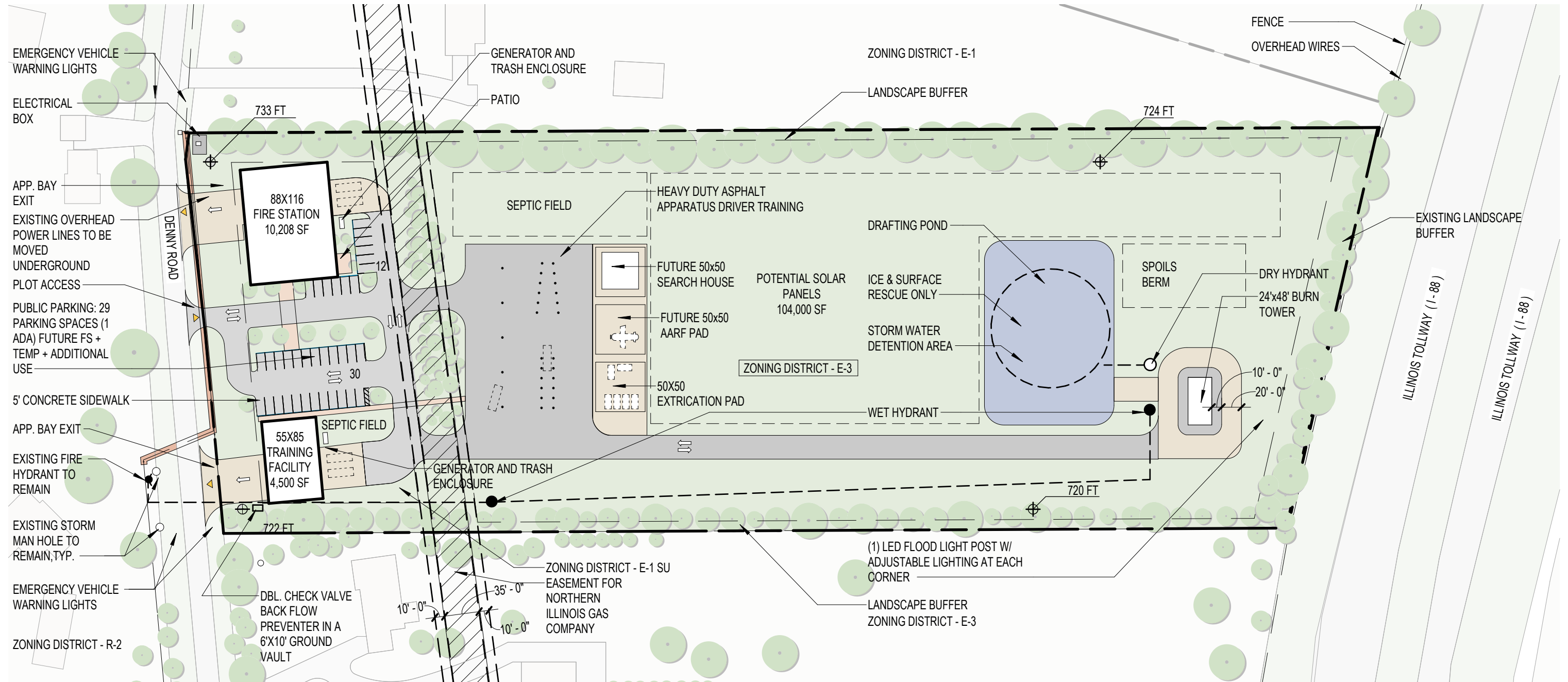




#### OVERALL SITE PLAN LEGEND

---	PROPERTY LINE		EASEMENT		CONCRETE	ENTRANCES	
- - -	SETBACK LINE		BUILDING		WATER		PUBLIC ENTRANCE
- - -	WATER LINE		SIDEWALK		GRASS TURF		SECURE STAFF ENTRANCE
- - -	POWER LINES		ASPHALT		TREE		

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PHASE -I FOR ADDITIONAL INFORMATION



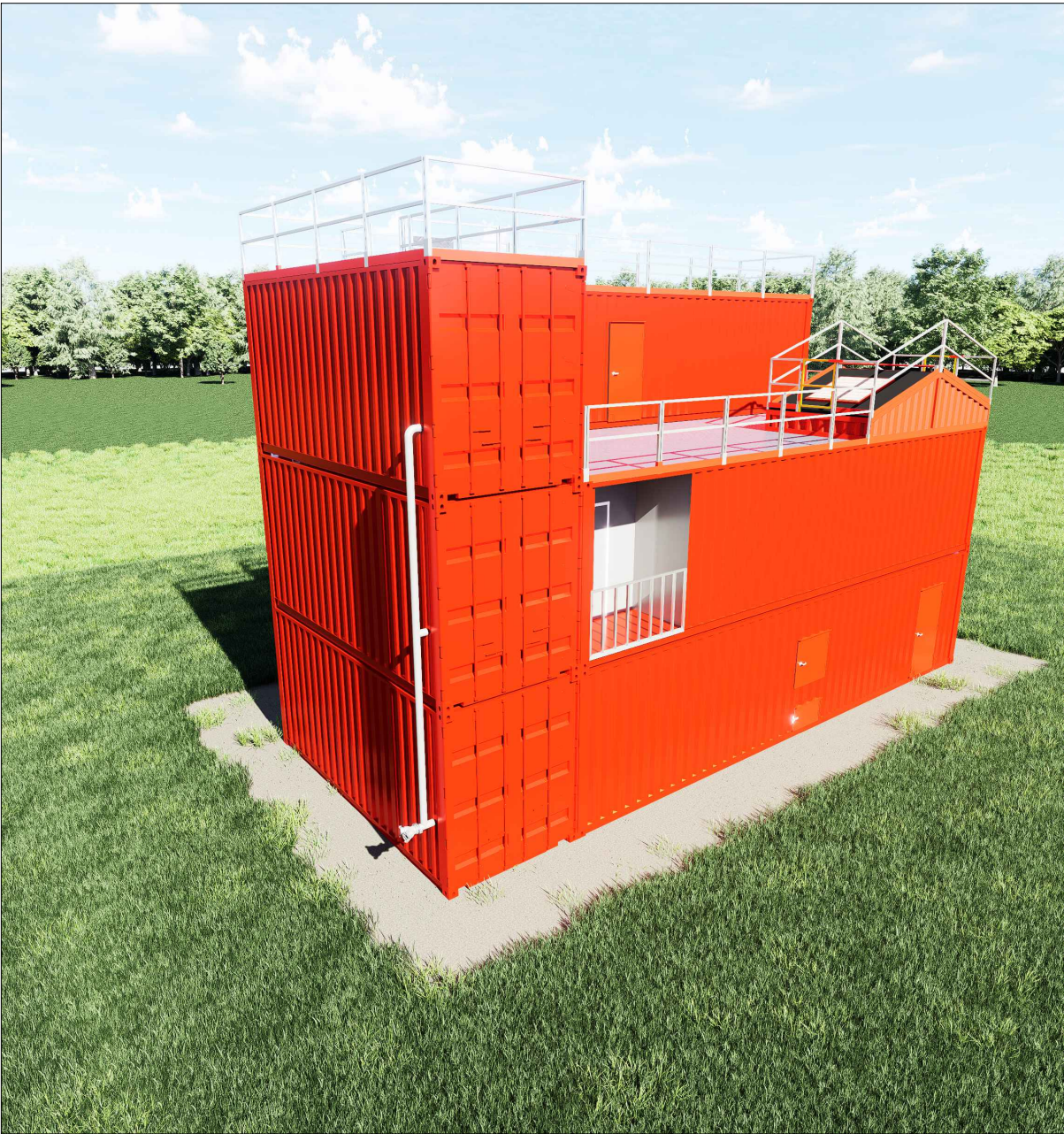
THESE DRAWINGS ARE SCHEMATIC SKETCHES FOR REFERENCE ONLY. REFER TO SURVEY DRAWINGS AND CIVIL ENGINEERING DRAWINGS FOR PHASE - I FOR ADDITIONAL INFORMATION

#### OVERALL SITE PLAN LEGEND

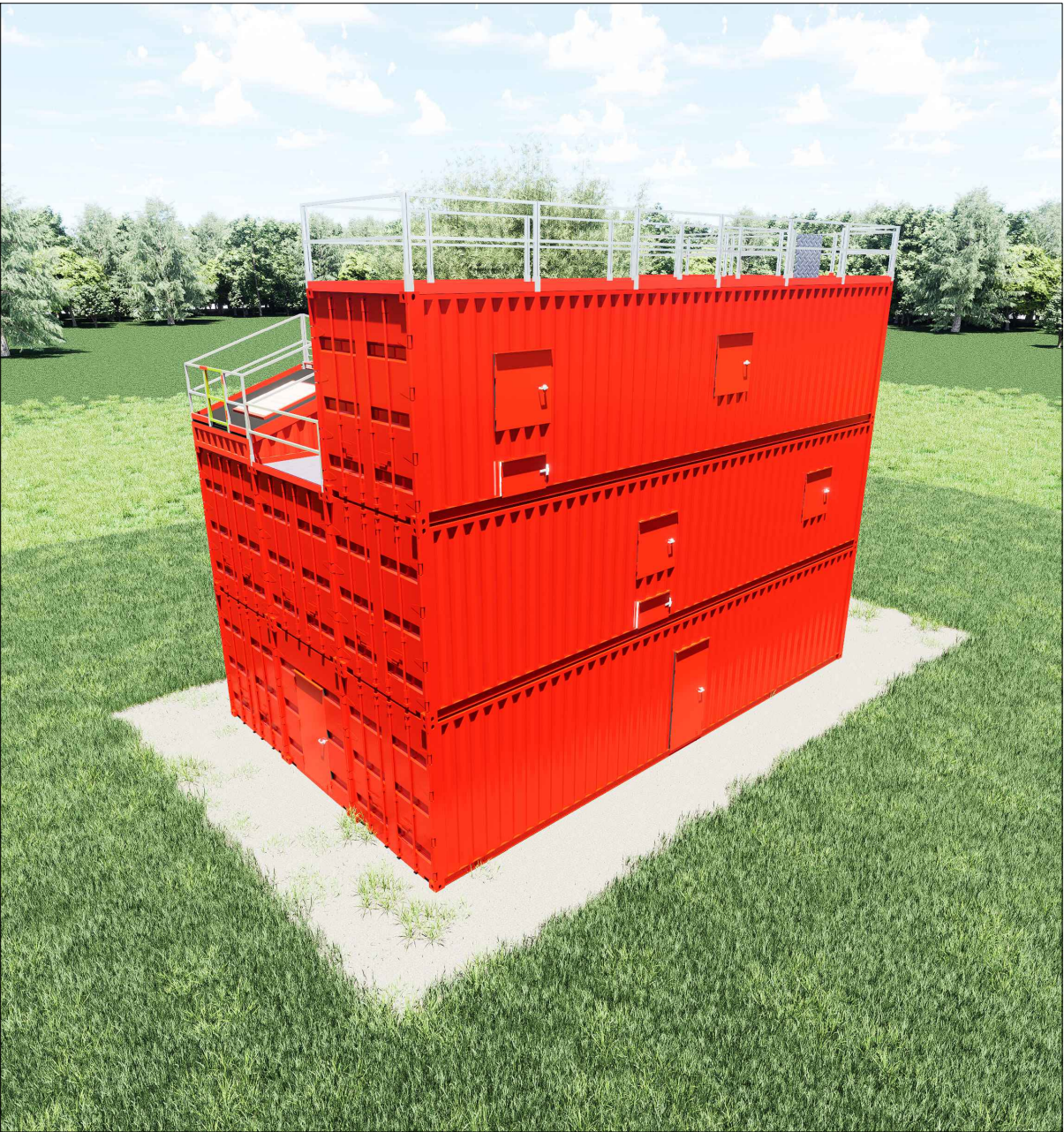
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---	SETBACK LINE	---	BUILDING	---	WATER	PUBLIC ENTRANCE
---	WATER LINE	---	SIDEWALK	---	GRASS TURF	SECURE STAFF ENTRANCE
---	POWER LINES	---	ASPHALT	---	TREE	



# PROPOSAL FOR FIRE TRAINING PROP, SUGAR GROVE F.P.D. - SUGAR GROVE, IL.



**FRONT VIEW**



**BACK VIEW**

## **UNIT SPECIFICATIONS**

- 7- 40' HC CONTAINERS
- 3 - 20' CONTAINERS
- 1 - 12'X8' BURN ROOM
- 1 - 10'X8' BURN ROOM
- 7 - BURN DOORS
- 2 - BURN WINDOWS
- 2 - ROOF PITCH SIM
- 2 - PIKE POLE POKE-OUT
- 3 - BREACH WALLS
- 2 - 36X40 WINDOWS
- 10 - STD DOORS
- 4 - 36X80 WALKTHROUGH
- 1 - 16'-6"X80 WALKTHROUGH
- 1 - 13'X80 WALKTHROUGH
- 2 - INT. STAIRCASES
- 1 - 3 LEVEL SWITCHBACK STAIR
- 1 - RECESSED BALCONY

**TRAINING AREA**  
**TOTAL = 3,200 SQ.FT.**



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TRAINING SYSTEMS, INC.

AMERICAN FIRE TRAINING SYSTEMS, INC.  
12315 SOUTH NEW AVE., POB #39  
LEMONT, ILLINOIS 60439  
(630) 257-0112



PROPOSAL FOR FIRE TRAINING PROP,  
SUGAR GROVE F.P.D. - SUGAR GROVE, IL.

DRAWN BY: JTB  
FILE # J0032  
DATE: 03-08-24  
SCALE: NONE  
DWG NO.

**00**





SCORPION LINED

A

DRAWN BY:	JTB
FILE #	J0032
DATE:	03-08-24
SCALE:	NONE
DWG NO.	

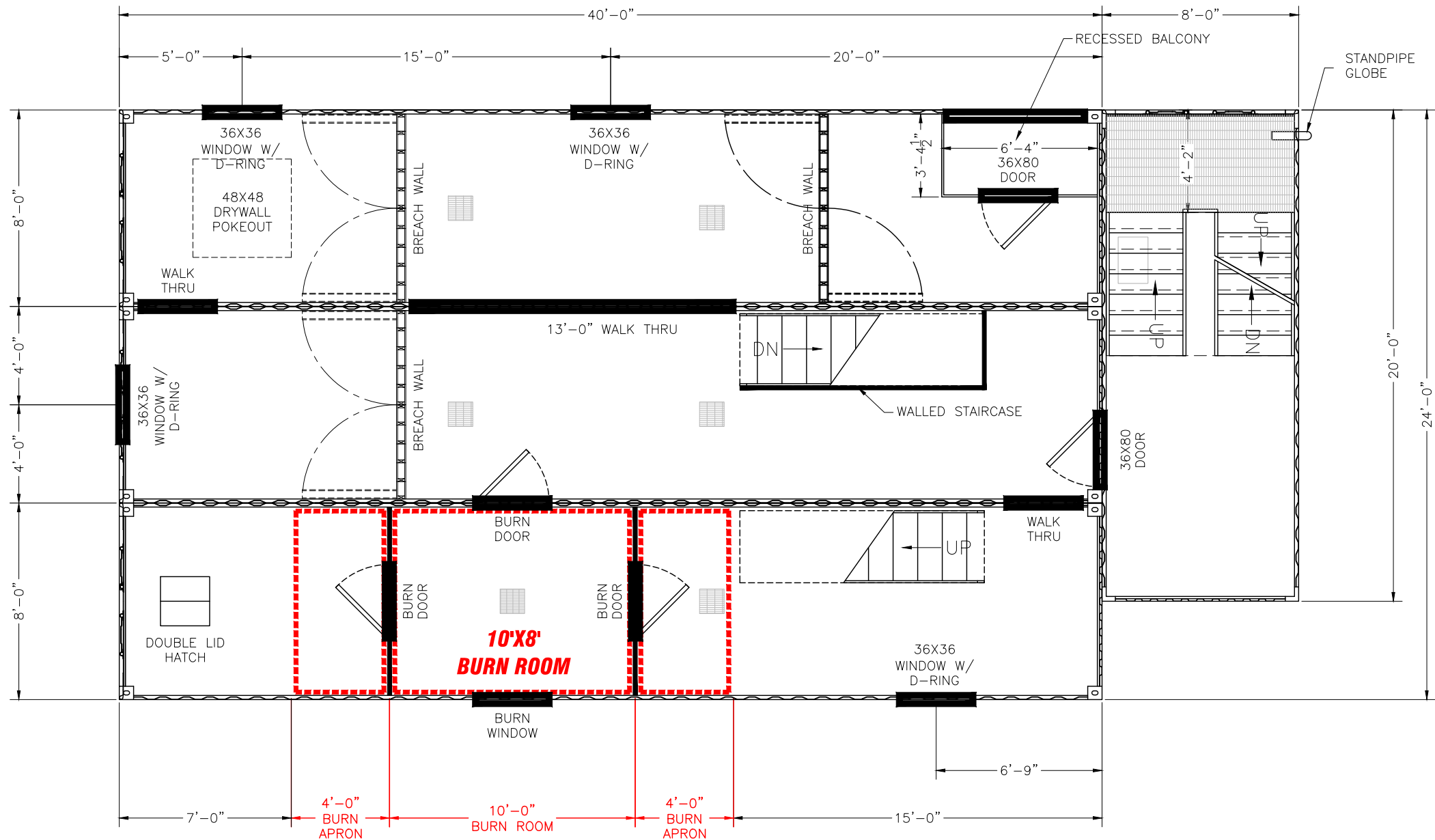
# 01

**PROPOSAL FOR FIRE TRAINING PROP,  
SUGAR GROVE F.P.D. - SUGAR GROVE, IL.**

B

C

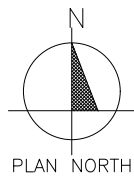
D



SECOND FLOOR PLAN

SCORPION LINED

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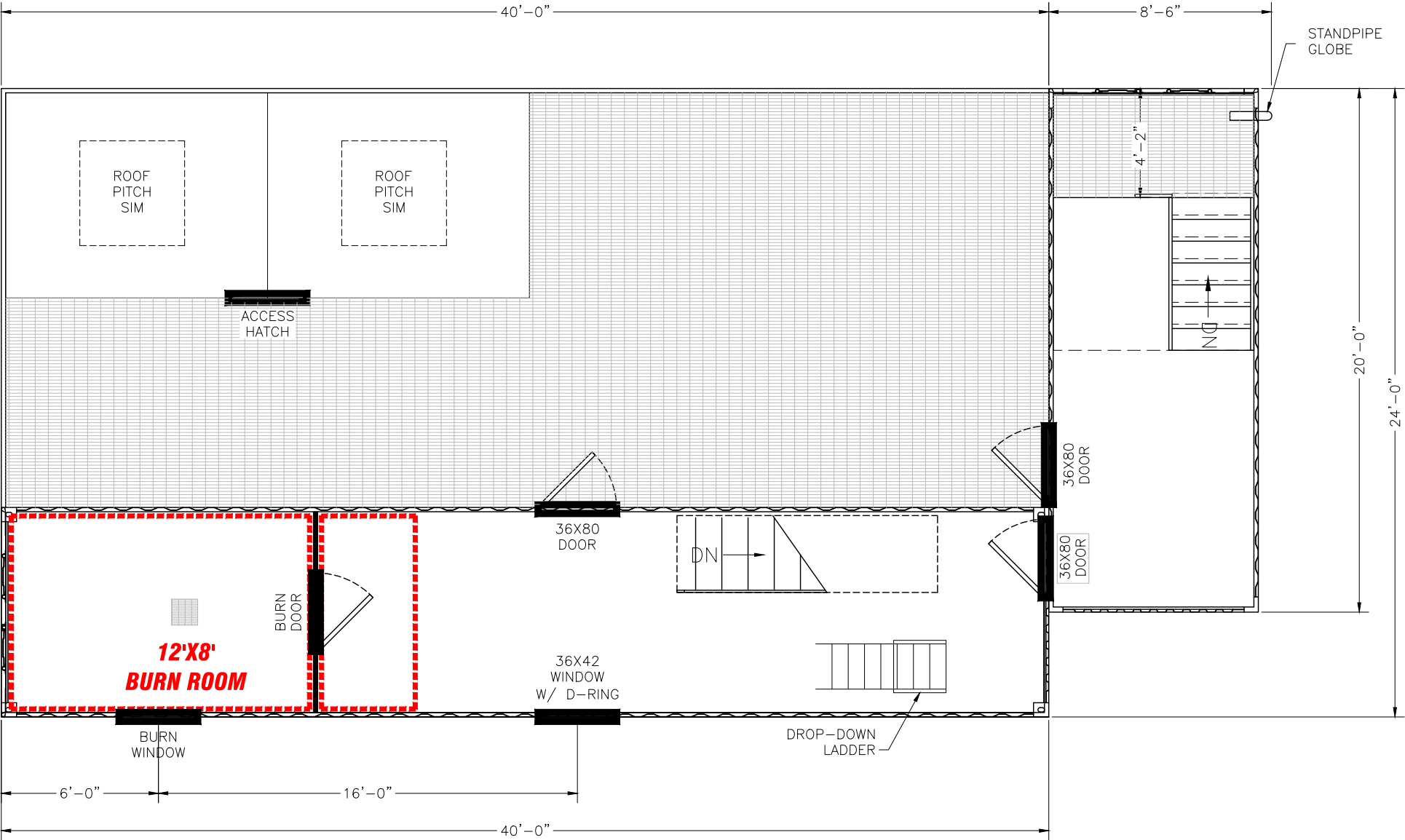
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SUGAR GROVE F.P.D. - SUGAR GROVE, IL

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FILE # J0032  
DATE: 03-08-24  
SCALE: NONE  
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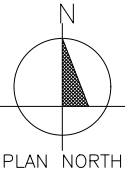


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**THIRD FLOOR PLAN**

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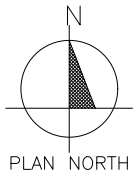
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**PROPOSAL FOR FIRE TRAINING PROP,  
SUGAR GROVE F.P.D. - SUGAR GROVE, IL**

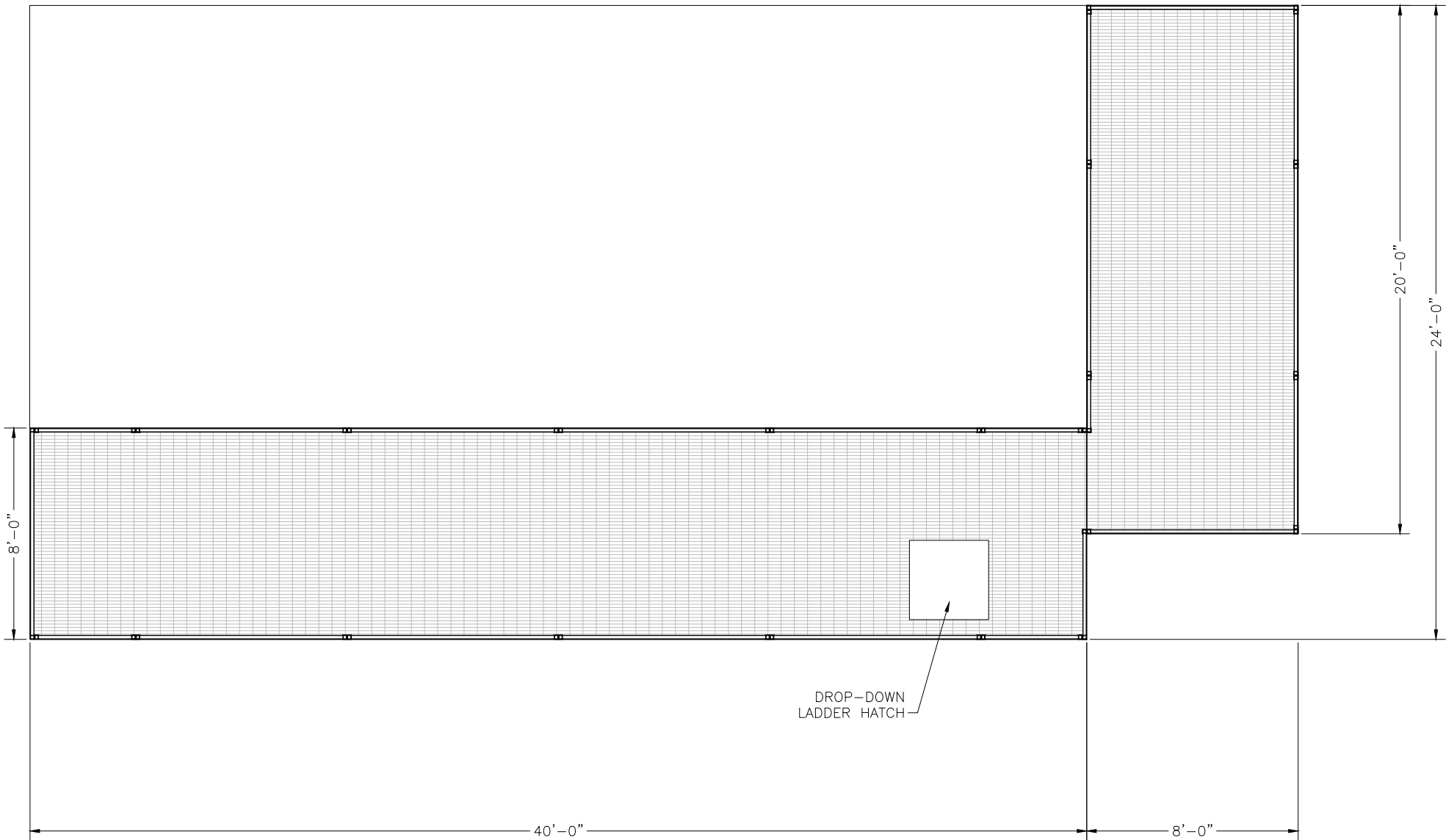
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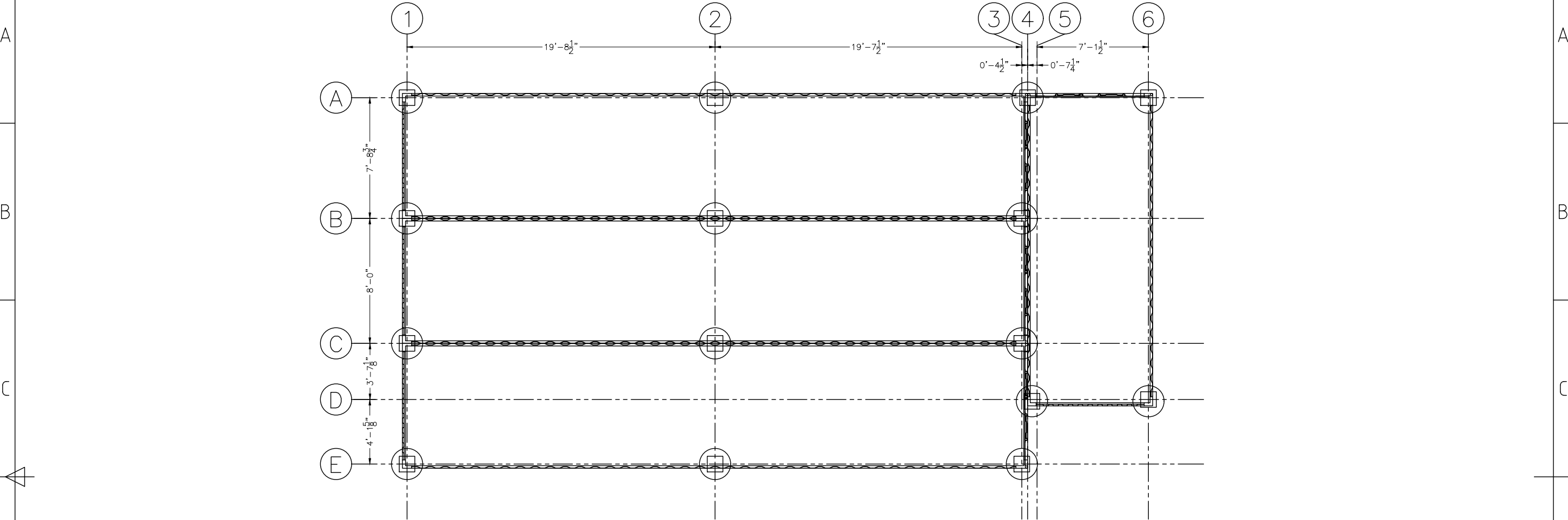
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**FOURTH FLOOR PLAN**

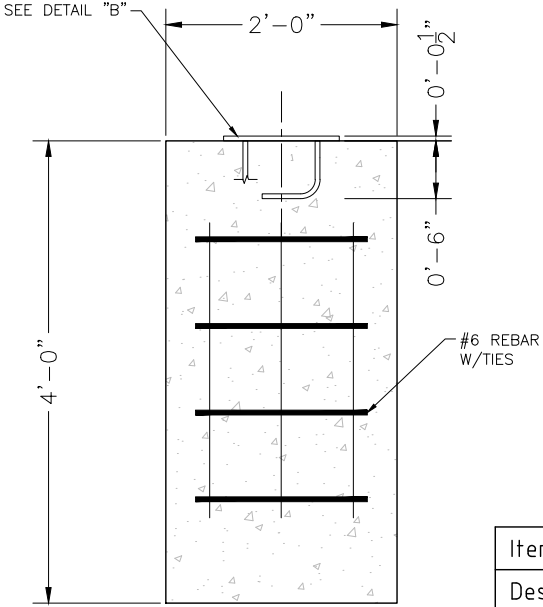
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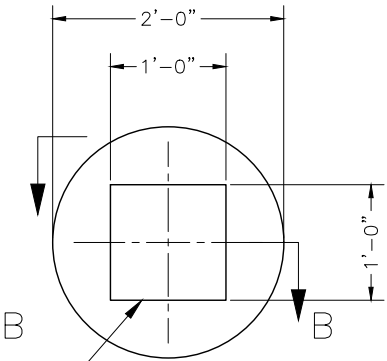
AMERICAN FIRE TRAINING SYSTEMS, INC. 12315 SOUTH NEW AVE., POB #39 LEMONT, ILLINOIS 60439 (630) 257-0112	
	
PROPOSAL FOR FIRE TRAINING PROP, SUGAR GROVE F.P.D. - SUGAR GROVE, IL	
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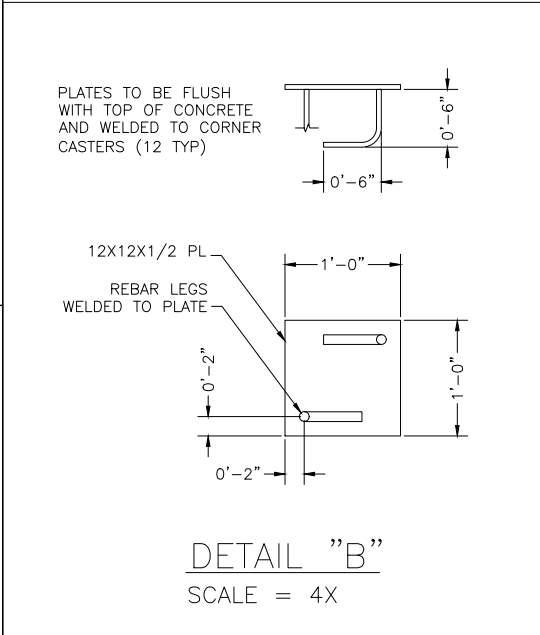
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DETAIL "B"  
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Itemref	Quantity	Title/Name, designation, material, dimension etc			Article No./Reference	
Designed by JTB	Checked by -	Approved by - date -	File name J0032	Date 03-08-24	Scale AS NOTED	
AFTS			SUGAR GROVE, IL			
			RECOMMENDED PIER LAYOUT	Edition 1	Sheet 1	

**Development Agreement  
(Sugar Grove Fire Protection District)**

This Development Agreement (“**Agreement**”) is made and entered into as of this\_\_ day of \_\_\_\_\_, 2025, by and between the Village of Sugar Grove, an Illinois municipal corporation (“**Village**”) and the Sugar Grove Fire Protection District, an Illinois fire protection district (“**Fire District**”) (with the Village and the Fire District hereinafter sometimes each individually referred to as a “**Party**” and collectively referred to as the “**Parties**”).

**WHEREAS**, the Fire District is the owner of certain real property consisting of approximately 8.33 acres, generally known as Lots 1 and 2 in Denny Road Estates subdivision, with said Property being legally described in **Exhibit A**, attached hereto and made a part hereof (“**Property**”); and,

**WHEREAS**, the Property has previously been annexed into the Village pursuant to Ordinance Nos. 20080819A and 2025\_ and the Village has extended its zoning, building, health, and other municipal regulations and ordinances over the Property, consistent with the stated objectives and policies of the Village; and,

**WHEREAS**, the Fire District has identified the need to develop the Property as a fire station and training facility to enhance its emergency response capabilities and in furtherance of public safety; and,

**WHEREAS**, the Village and Fire District have mutually determined that the development of the Property should proceed as conveniently as possible and be subject to the ordinances, codes, and regulations of the Village, unless specifically amended as part of the terms and conditions contained in this Agreement or as otherwise may be modified by the ordinances of the Village; and,

**NOW, THEREFORE**, in consideration of the foregoing recitals and in consideration of the mutual covenants, agreements, and conditions hereinafter contained, and the benefits anticipated to inure to each of them, the Parties do hereby agree as follows:

**SECTION 1. RECITALS AND PURPOSE.**

**A. Recitals.**

The recitals set forth above are material terms of this Agreement and are hereby incorporated as substantive terms of this Agreement.

**B. Purpose.**

The Fire District has acquired the Property for the purpose of constructing a fire training facility, including a burn tower, and fire station, all to be constructed in phases over a projected time frame of 18 years. The purpose of this Agreement is to establish the terms and conditions under which the Fire District will develop the Property as described herein. This Agreement is based on the concepts developed by the Fire District’s architects with

which the Village is in agreement. The development may require the Fire District to obtain permits in accordance with Village legal requirements or reviews by either the Village Plan Commission or Zoning Board of Appeals. This Agreement contemplates that minor revisions to the development concept of any Phase are included. A “Major Revision,” however, would require an amendment to this Agreement. A “Major Revision” would include a modification that:

- Changes the fundamental purpose, objectives, or overall intent of the agreement as originally established.
- Substantially changes the roles, responsibilities, or duties of either party as defined in this agreement.
- Alters the geographic boundaries, project scope, or development area in a manner that affects the feasibility or execution of the agreed-upon terms.
- Introduces new third-party stakeholders or agreements, or modifies existing third-party relationships, in a way that affects the execution of this agreement.
- Add a financial obligation or liability of the Village not contemplated by the original Agreement.

## **SECTION 2. ANNEXATION AND ZONING.**

### **A. Location of Property.**

The Property subject to this Agreement is legally described in **Exhibit A** and is generally bounded by Interstate 88 to the north, Denny Road to the south, Kane County zoning district E-3 to the east, and Village of Sugar Grove zoning district E-1 to the west.

### **B. Zoning of Property.**

The Village hereby confirms that the Property has been annexed into the Village. The Property is zoned E-1/PUD.

### **C. Deviations and Special Uses.**

The Village agrees and acknowledges that certain special uses and deviations have been granted for the Property, as more specifically identified in the Planned Unit Development Ordinance (“PUD”), as may be amended from time to time.

## **SECTION 3. SCOPE OF DEVELOPMENT AND PHASING.**

### **A. Scope of Development.**

The proposed development of the Property will allow for the construction of a fire station, burn tower, training facility, stormwater detention pond and other ancillary improvements (with said improvements collectively referred to as the “**Project**”).

## **B. Phasing.**

The Project is anticipated to be built out in four (4) phases, as hereinafter described. The phases shall be developed in sequential order. Notwithstanding the foregoing, the Village may waive this requirement without requiring an amendment to this Agreement.

The Fire District is hereby granted approval for the Phase I improvements, subject to the conditions set forth in this Agreement, the PUD, and other applicable Village ordinances and regulations. With the following deviations:

1. A deviation to submit site data with future phases.
2. A deviation to allow the watermain to be looped back to Denny Road during future phases once the existing connection on Denny Road is extended to a live looped system.
3. A deviation to allow for the burn tower to be prefinished with painted corrugated metal.
4. A deviation to provide required landscape plans and install required landscaping with future phases.
5. A deviation to replace required trees with future phases.
6. A deviation to submit the following required documents during future phases: Landscape Plan/Tree Preservation Plan, Photometric Plan, Development Schedule, Architectural Drawings, Written Statement.
7. A deviation to remove the requirement of a traffic impact study for phase I, to be revisited if needed for phases 2, 3, and 4.
8. A deviation to yard and setback regulations, to be reviewed and approved as part of the Final PUDs for phases 2, 3, and 4.
9. A deviation to provide screening only where determined necessary, and for existing landscaping to count toward screening requirements.
10. A deviation on maximum permitted lot coverage, to be reviewed as part of the Final PUDs for phases 2, 3, and 4.

## **C. Phase I Improvements.**

The first phase of development (“**Phase I**”) is anticipated to extend from the present time through May of 2025 and includes:

- a. **Earthwork.** All earthwork necessary to regrade the Property for the Project with a new detention pond, an internal road to the new burn tower, and new waterline from the existing watermain on the southside of Denny Road to the burn tower. This shall include, but not be limited to, excavation, filling, compaction, soil stabilization, and erosion control, in accordance with the approved grading plans, specifications, and engineering drawings. All earthwork activities on the Property must comply with Village ordinances and engineering standards; applicable federal, state, and local regulations (including environmental regulations); best management practices for erosion and sediment control to prevent off-site impacts; and any other condition or requirement specified in permits issued by the Village or other applicable



regulatory authority.

- i. **Approval of Plans.** Prior to commencing any earthwork, the Fire District shall submit detailed grading plans and specifications to the Village for review and approval. No construction shall begin until such approval is obtained.
- ii. **Spoils.** All spoils from the earthwork shall be spread evenly across the Property. The Fire District shall promptly restore and stabilize all disturbed areas upon completion of earthwork. Any debris, excess materials, or temporary facilities related to the earthwork shall be removed from the Property no later than August of 2026
- iii. **Erosion Control and Dust Control; Mitigation of Impacts.** The Fire District shall take all necessary steps to mitigate adverse impacts of the earthwork, including, but not limited to, dust control, noise abatement, and prevention of sediment and runoff onto adjacent properties. Prior to commencing any land disturbing activities, the Fire District shall ensure that appropriate erosion control devices are installed on the Property in conformance with the Kane County Stormwater Ordinance, the Village of Sugar Grove Code of Ordinances, and all other applicable laws and

regulations. The Village's field approval of erosion control devices shall be required prior to the Fire District's proceeding with any earthwork. All erosion control devices, including dust control, must be satisfactorily maintained until December 2026. Mud tracking off the Property is prohibited.

iv. **Haul Route.** Denny Road west to Bliss Road. No material to be hauled east on Denny Road.

- v. **Complaints; Remedies.** If within seven (7) days' written notice the Fire District fails to correct a complaint made by the Village regarding erosion control, mud, dust, or any other impacts to adjacent properties, the Village may declare its permits null and void and the Director of Community Development shall be authorized to use any and all escrow funds available to take corrective measures and/or complete such work. Any additional costs incurred by the Village exceeding what was covered by the escrow shall be the sole responsibility of the Fire District and shall be paid to the Village by the Fire District within thirty (30) days of the Village's written request for payment.

b. **Stormwater Management Facilities; Detention Pond.** The Fire District shall be responsible for the design, construction, and installation of all stormwater management facilities required for the Project, including, but not limited to, a stormwater detention pond. All stormwater management facilities shall be constructed in accordance with the approved plans, specifications, and engineering drawings and verified with Village approved record as-builts and volume calculations. All stormwater management facilities must comply with Village ordinances and engineering standards; applicable federal, state, and local regulations (including environmental regulations); best management practices for stormwater quality and quantity control; and any other condition or requirement specified in permits issued by the Village or other applicable regulatory authority.

- i. **Approval of Plans.** Prior to commencing construction of the stormwater management facilities, the Fire District shall submit detailed engineering plans, calculations, and specifications to the Village for review and approval. No construction shall begin until such approval is obtained. The stormwater detention pond may also serve as the drafting pond for a dry hydrant, provided that the pond is designed and engineered with sufficient capacity to meet fire training and emergency drafting requirements. In such a case, the minimum depth of said pond shall be maintained at [x] feet to be provided by design engineer to ensure adequate water volume.
- ii. **Maintenance.** The Fire District shall remain responsible for maintaining the stormwater management facilities in good working condition. The Fire District shall not object and shall agree to cooperate with the Village in establishing a Special Service Area ("SSA"), or any number thereof, for the

Property to be utilized as a back-up mechanism for the care and maintenance of the stormwater management facilities.

- c. **Internal Access Road.** The Fire District shall be responsible for the design, construction, and completion of any access roads necessary to serve the Property. All roads shall be designed and constructed in accordance with the Village's roadway design and construction standards. During the Phase I improvements, the Fire District shall construct a 24' wide internal access road to provide ingress and egress from the south side of Denny Road to the burn tower.
  - i. **Approval of Plans.** Prior to commencing construction of any internal access road, the Fire District shall submit detailed engineering plans, including road alignments, profiles, cross sections, drainage, and specifications, to the Village for review and approval. No construction shall begin until such approval is obtained. The Fire District shall, at its own expense, perform any testing required, including soil compaction, material quality, and pavement thickness tests.
  - ii. **Temporary Access Roads.** If temporary access roads are required during construction, the Fire District shall ensure that such roads are constructed and maintained to a standard sufficient to accommodate construction traffic and emergency vehicles. Temporary roads shall be removed, and the area restored to its original or approved condition upon completion of the construction activities.
- d. **Watermain.** The Fire District shall be responsible for the design, construction, and completion of an 8-inch water main system. The system shall be designed to ensure redundancy and to maintain consistent water pressure and quality. *All water mains shall be constructed in general accordance with the approved plans, specifications, and applicable Village ordinances and regulations.* The water main system shall be designed and constructed in accordance with Village ordinances and water system design and construction standards; applicable federal, state, and local environmental regulations; and any other condition or requirement specified in permits issued by the Village or other applicable regulatory authority.
  - i. **Approval of Plans.** The Fire District shall submit detailed engineering plans, including pipe alignments, profiles, connection points, valve locations, hydrant placements, and flow calculations, to the Village and IEPA for review and approval prior to construction. No construction shall begin until such approvals are obtained.
- e. **Sanitary Sewer.** The Fire District shall be responsible for the design, construction, and completion of a public sanitary sewer system to provide adequate wastewater

collection and conveyance for the Project. *The sanitary sewer system shall be designed and constructed in accordance with Village ordinances and sewer system design and construction standards; applicable federal, state, and local regulations (including Fox Metro, if applicable); and any other condition or requirement specified in permits issued by the Village or other applicable regulatory authority.*

- i. **Approval of Plans.** The Fire District shall submit detailed engineering plans, including pipe alignments, profiles, manhole locations, and lift station designs (if applicable), to the Village for review and approval prior to construction. No construction shall commence until such approval has been obtained.

- f. **Construction of Burn Tower.** The Fire District shall be responsible for the design, construction, and completion of a burn tower facility for fire training purposes *in accordance with approved plans, specifications, and applicable Village ordinances and regulations.*

- i. **Approval of Plans.** The Fire District shall submit detailed plans and specifications to the Village for review and approval. No installation shall begin until such approval is obtained. The burn tower will be a pre-manufactured structure constructed out of metal containers with dimensions approximating 48'x24'. The burn tower shall not exceed 30' in height. The exterior finish will be painted corrugated metal panels. The burn tower will be surrounded by a 10' wide asphalt pad and 20' wide concrete pad.

#### **D. Phase II Improvements.**

The second phase of development (“**Phase II**”) is anticipated to extend from January 2027 through December 2032 and will include:

- a. **Construction of Training Facility.** The Fire District shall be responsible for the design, construction, and completion of a training facility. The training facility shall be designed to accommodate the specific training activities intended to take place on-site, including but not limited to, classroom instruction, practical training exercises, and equipment storage.
  - i. **Location.** The training facility will consist of a building of approximately 4,500 square feet and will be located on the south side of Property.
  - ii. **Design.** The training facility shall be constructed using durable materials suitable for the intended use, in accordance with all Village ordinances, applicable building codes, and safety standards. The training facility shall be equipped with all necessary utilities, including water, sewer, and electricity, as specified in the approved plans.

- iii. **Approval of Plans.** The Fire District shall submit detailed architectural and engineering plans, including floor plans, elevations, structural designs, and utility layouts, for the Village's review and approval. No construction shall commence until such approval has been obtained.
- b. **Parking Lot.** A parking lot shall be constructed to serve the training facility. The parking lot shall be designed and constructed in compliance with the Village's design and construction standards for parking facilities and shall meet all American with Disabilities Act requirements for accessible parking spaces. The parking lot shall include appropriate drainage, signage, striping, lighting, and traffic control measures. Landscaping, curbing, and other aesthetic features shall be installed as specified in the approved plans. The parking lot will have approximately 30 parking spaces.
- c. **Internal Access Road.** The Fire District shall construct an internal access road providing connectivity between the Phase 1 improvements and the Phase 2 improvements.
  - i. Prior to commencing construction of any internal access road, the Fire District shall submit detailed engineering plans, including **road alignments, profiles, cross sections, drainage, and specifications**, to the Village for review and approval. No construction shall begin until such approval is obtained. *The Fire District shall, at its own expense, perform any testing required, including soil compaction, material quality, and pavement thickness tests.*
- d. **Watermain**
- e. **Sanitary Sewer**

#### **E. Phase III Improvements.**

The third phase of development (“**Phase III**”) is anticipated to extend from January 2033 through December 2035 and will include:

- a. **Asphalt Pad.** A heavy-duty asphalt pad will be constructed north of the Nicor gas easement and passing east-west through the Property. The asphalt pad will allow for apparatus driver training and Aircraft Rescue and Fire Fighting (“ARFF”) extrication pads. The asphalt pad shall be constructed to a size and thickness capable of supporting the fire apparatus and withstanding repeated exposure to high temperatures, heavy loads, and water runoff. Proper drainage systems shall be incorporated to manage water and contaminants generated during training exercises. The pad shall include systems to collect and manage stormwater runoff and contaminants such as oil, foam, or other chemicals used during fire training.

#### **F. Phase IV Improvements.**

The fourth phase of development (“**Phase IV**”) is anticipated to extend from January 2036 through December 2043 and will include:

- a. **Fire Station.** The Fire District shall be responsible for the design, construction, and completion of a fire station facility of approximately 10,000 square feet.
- i. **Design.** The fire station shall be constructed using durable materials suitable for the intended use, in accordance with all Village ordinances, applicable building codes, and safety standards. The fire station shall be equipped with all necessary utilities, including water, sewer, and electricity, as specified in the approved plans.
- ii. **Approval of Plans.** The Fire District shall submit detailed architectural and engineering plans, including floor plans, elevations, structural designs, parking lot, drainage, and utility layouts, for the Village's review and approval. No construction shall commence until such approval has been obtained.
- b. **Watermain**
- c. **Sanitary Sewer**

#### SECTION 4. ANTICIPATED VARIANCES.

The Fire District anticipates requesting the following variances:

- **Site Plan** –
  - Site Data such as percent of land devoted to impervious surface, site devoted to usable space,
  - Information on maximum lot coverage by buildings and other impervious surfaces for all non-residential areas within the planned unit development.
  - Information on total parking spaces.
- **Utility** –
  - On site Watermain will be looped back to Denny Road during future phases once the existing watermain on the Denny Road is extended by others to create a true looped system.
- **Building Materials** –
  - Allow for the burn tower to be of prefinished corrugated painted metal.
- **Allow following documents to be submitted during later phases** –
  - Landscape Plan
  - Photometric Plan
  - Development Schedule
  - Architectural Drawings
  - Written Statement
- **Remove following documents from the requirements** –
  - Traffic Impact Study – this is a proposal for the Fire Station and the traffic pattern will not be impacted.

## **SECTION 5. GENERAL PROVISIONS.**

### **A. Entire Agreement.**

This Agreement constitutes the entire understanding between the Parties and shall supersede all prior agreements and negotiations between the Parties and sets forth all promises, inducements, agreements, conditions, and understandings between and among the Parties relative to the subject matter hereof, and there are no promises, agreements, conditions, or understandings, either oral or written, express or implied, between or among them, other than are herein set forth.

### **B. Severability**

Should any provision of this Agreement or application thereof to any Party or circumstance be held invalid, and such invalidity does not affect other provisions or applications of this Agreement which can be given effect without the invalid application or provision, then all remaining provisions shall remain in full force and effect.

### **C. Amendments.**

Except as herein otherwise provided, no subsequent alteration, amendment, change, or addition to this Agreement shall be binding upon the Parties unless reduced to writing and signed by the Village and Fire District or their successor in interest or their assigns.

### **D. Governing Law**

The laws of the State of Illinois shall govern the validity, performance, and enforcement of this Agreement. Enforcement shall be by an appropriate action or actions to secure the specific performance of this Agreement or to secure any and all other remedies available at law or in equity in connection with the covenants, agreements, conditions, and obligations contained herein. Venue for any action is in the Circuit Court of Kane County, Illinois.

### **E. Notices**

All notices, elections, and other communications between the Parties hereto shall be in writing and shall be mailed by certified mail, return receipt requested, postage prepaid, or delivered personally or sent by a recognized overnight carrier to the Parties at the following addresses or at such other addresses as the Parties, by notice, designate:

If to the Village:

With a copy to:

If to the Fire District:

With a copy to:

Notices shall be deemed received on this third business day following deposit in the U.S. mail, if given by certified mail as aforesaid, and upon receipt if personally delivered or delivered by a nationally recognized overnight carrier.

**F. Time.**

Time is of the essence of this Agreement and all documents, agreements, and contracts pursuant hereto.

**G. Assignment.**

Neither Party may assign any of its rights or obligations hereunder, whether by operation of law or otherwise, without the other Party's prior written consent, which shall not be unreasonably withheld.

IN WITNESS WHEREOF, the undersigned have executed this Agreement as of the date first above named.

**VILLAGE OF SUGAR GROVE**

By: \_\_\_\_\_

Attest: \_\_\_\_\_

STATE OF ILLINOIS )

)

COUNTY OF \_\_\_\_\_)



I, \_\_\_\_\_, a Notary Public in and for said county, in the state aforesaid, do hereby  
certify that \_\_\_\_\_ and \_\_\_\_\_ as

\_\_\_\_\_ and \_\_\_\_\_ of the Village of Sugar Grove,  
personally known to me to be the same person(s) whose name(s) is/are subscribed to the foregoing  
instrument, appeared before me this day in person and acknowledged that they signed and  
delivered the said instrument as their free and voluntary act, for the uses and purposes therein set  
forth.

Given under my hand and official seal this \_\_\_\_ day of \_\_\_\_\_ 2025.

\_\_\_\_\_  
Notary Public

**SUGAR GROVE FIRE DISTRICT**

By: \_\_\_\_\_

Attest: \_\_\_\_\_

STATE OF ILLINOIS )

)

COUNTY OF \_\_\_\_\_)

I, \_\_\_\_\_, a Notary Public in and for said county, in the state aforesaid, do hereby  
certify that \_\_\_\_\_ and \_\_\_\_\_ as

\_\_\_\_\_ and \_\_\_\_\_ of the Village of Sugar Grove,  
personally known to me to be the same person(s) whose name(s) is/are subscribed to the foregoing  
instrument, appeared before me this day in person and acknowledged that they signed and  
delivered the said instrument as their free and voluntary act, for the uses and purposes therein set  
forth.

Given under my hand and official seal this \_\_\_\_ day of \_\_\_\_\_ 2025.

\_\_\_\_\_

Notary Public

DRAFT

**Exhibit A**

**Legal Description**

Lots 1 and 2 in Denny Road estates, being a subdivision in the southeast quarter of section 3, township 38 north, range 7 east of the third principal meridian, according to the plat thereof recorded September 16, 1988, as document no. 1392351, in Kane County, Illinois.

DRAFT